

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 ELISE NATALIE CADDIGAN

(HISTORIC HERITAGE – BUILT HERITAGE)

Dated 3 July 2024

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INTRODUCTION

1. My full name is Elise Natalie Caddigan. I am a Principal Planner (Heritage) employed by Hamilton City Council (**Council**). I am providing this supplementary evidence on the Built Heritage (**BH**) topic for Proposed Plan Change 9 (**PC9**) on behalf of Council. I have a Masters degree in Museum and Heritage Studies, a Postgraduate Diploma in History, and a Bachelor of Arts in History and Anthropology. I have been employed in Council's Urban and Spatial Planning Unit since March 2023.
2. I have 14 years' experience working in the field of historic heritage, and specifically BH. My technical knowledge and competencies include acting as an expert witness, providing specialist advice through the resource consent process; surveying and identification of historic heritage, researching and writing historic heritage evaluations, and preparing documentation for plan changes, resource consent hearings, disputes and Environment Court appeals in the area of BH. I am a full member of the Professional Historians' Association of New Zealand/Aotearoa, International Council On Monuments and Sites New Zealand and regional representative for Documentation and Conservation of buildings, sites and neighbourhoods of the Modern Movement New Zealand.
3. I have been involved with PC9 since April 2023 when I was appointed as expert for the BH topic. I have led the expert review of submissions which has included verifying information, additional research, site visits and recommendations.
4. I was Council's BH expert for PC9 Hearing Two in November 2023. My evidence for this hearing covered the recommended removal of 33 notified BH places, the assessment of and recommendation to include one BH interior, proposed historic heritage management mechanisms and methodology discussion.

5. I participated in expert conferencing in November 2023. This conferencing resulted in the PC9 Panel's issuing of Interim Guidance #1 on 27 November 2023 for BH assessment methodology and informed Council's next steps in this topic.

CODE OF CONDUCT

6. I am familiar with the Code of Conduct for Expert Witnesses (Environment Court Practice Note 2023) and although I note this is a Council hearing, I agree to comply with this code. The evidence I will present is within my area of expertise, except where I state that I am relying on information provided by another party. I have not knowingly omitted facts or information that might alter or detract from opinions I express.

SCOPE OF EVIDENCE

7. I provide a background to the BH methodology and outline the salient points to describe the journey from pre-notification to present.
8. A brief discussion of Council's recategorisation exercise and categorisation report, noting the 54 BH categorisation records supporting those notified places found to meet the threshold as "high" or "outstanding" significance are attached as **Appendix 1**.
9. I provide recommendations on the six contested notified and recategorised BH places where a submission has sought the removal of the place from Schedule 8A of Council's Operative District Plan (**ODP**) as directed by Panel Direction #21 (14 December 2023).
10. I provide a recommendation on submissions seeking inclusion of places as BH to Schedule 8A of Council's ODP.

EXECUTIVE SUMMARY

11. I was not involved in the preparation or notification of PC9, which predated my commencement with Council in March 2023. I began leading the PC9 BH topic expert review in April 2023 and acted as Council's topic expert in Hearing Two and expert conferencing November 2023. I project managed and approved Council's technical response to the recategorisation exercise which followed the Panel's interim guidance on assessment methodology.
12. I recommend that based on the recategorisation exercise 53¹ notified BH places are retained in Schedule 8A for the reasons outlined in my evidence at paragraphs 33-41 and within **Appendix 1** to my evidence.
13. Five of these places remain contested and I address these within my evidence at paragraphs 46-93 and within **Appendix 2** to my evidence.
14. In addition to the BH places I have recommended for scheduling, four submitters seek their properties be included as BH in Schedule 8A. 9 Weka Street, Frankton, Hamilton has an individual and group submission. It was recategorised via the Waikato Heritage Group's (**WHG**) categorisation report and for clarity I have considered it as one of the WHG proposed BH places in this evidence.
15. Upon review of Ms Matthew's BH assessment and categorisation report for 121 Maeroa Road, Maeroa, Hamilton, I concur that this place meets the threshold for inclusion in Schedule 8A as a Category B place.
16. Council produced BH assessments for the two other properties. Both were found to meet the threshold for inclusion as Category B places and were

¹ Note that 11-13, 15-17 and 19-21 Pinfold Avenue (H268, H269, H270, H271, H272 and H273) were notified as six individual places. The categorisation report combined the three duplexes into one BH place. Refer to Evidence in Chief, Attachment 1 of Hamilton City Council's PC9 BH topic Planning expert, Ms Galt for this update. B Block, Waikato University (H314) has a categorisation record in Appendix 1 but is no longer pursued as it is currently under demolition.

included in Appendix B of Council's categorisation report filed 1 March 2024. The assessments are within **Appendix 4** to my evidence.

17. The WHG proposed approximately 194 additional BH places, revised to 77 BH places in their shortlist. BH assessments have been received for 40 places and upon review I provisionally support 18 as meeting the threshold for inclusion in Schedule 8A as a BH place.

METHODOLOGY BACKGROUND

18. The BH topic within PC9 identifies new buildings and structures with historic heritage value to be added to Schedule 8A in Appendix 8 of the ODP, maps the Appendix 8, Schedule 8A buildings and structures and amends the ODP provisions to appropriately manage the effects of subdivision, use and development on BH (buildings and structures) in Chapter 19 of the ODP.²
19. In the resource management context, the recognition of historic heritage and the national importance of its protection is found in s 6(f) of the Resource Management Act 1991 (**RMA**) which provides:

6 Matters of national importance

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for the following matters of national importance:

...

- (f) the protection of historic heritage from inappropriate subdivision, use, and development:³

20. The identification of historic heritage is governed by the definition of 'Historic Heritage' set out in s 2 of the RMA which provides:

² Opening Legal Submissions on Behalf of Hamilton City Council: Session 2 Topics, 1 November 2023, p. 2.

³ Resource Management Act 1991, Section 6(f).

historic heritage—

- (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 resources⁴

21. The PC9 BH topic has prompted some discussion and a proposed revision of the methodology for heritage assessments as set out in section 8-1 “Assessment of Historic Buildings and Structures” of Appendix 8 of the ODP. A brief recap of this background is useful to inform the Panel of the methodology I have applied to my assessments.
22. Section 8-1 of Appendix 8 of Council’s ODP currently outlines the assessment of historic buildings and structures. This includes the rankings of significance and assessment criteria. These criteria were established via the 2012 district plan review process which was made operative in 2017.
23. WSP were engaged by Council in July 2021 to undertake a technical review and assessment of heritage places in Hamilton. Prior to commencing the review WSP developed an assessment and recording framework for the significance criteria and rating system that would be used.⁵ WSP notes that their framework is derived and adapted from Appendix 8A [sic] of the ODP.⁶

⁴ Resource Management Act 1991, Section 2(1), “historic heritage” (a) and (b).

⁵ WSP, “Hamilton City Council Heritage Inventory Review”, 31 March 2022, paragraphs 4.0-1, p.7. Note that Section 2 of the report gives the full background to this part of the exercise.

⁶ The reference to 8A is assumed a typo.

24. WSP's review began with two Council-provided lists of potential BH properties which were consolidated into one long list of 551. WSP then undertook a desktop screening utilising multiple resources and categorised the properties into one of three groups: "go", "hold" and "no go".⁷
25. Sections 8-1.1 and 8-1.2 of Appendix 8 of the ODP merge the plan rankings and heritage assessment criteria thresholds with a geographical context, making it difficult to determine the overall rank category of the place when assessing BH. This is compounded by inconsistencies in the "high" and "moderate" qualifiers across the heritage assessment criteria explanatory text.⁸
26. WSP's adapted assessment criteria and ratings went further and directly linked heritage value with geographic descriptors, for example:⁹

Outstanding – The item has outstanding overall value in respect of the criteria considered and has national significance to that specific criterion.

High - The item has high overall value in respect of the criteria considered and has regional significance to that specific criterion.

Moderate – The item has moderate overall value in respect of the criteria considered and has local significance to that specific criterion.¹⁰

27. Multiple submissions to the PC9 BH topic expressed concern with the methodology used to assess and ascribe value to notified BH places.¹¹ Common themes include the bespoke rating system established by WSP, a

⁷ WSP, "Inventory Review", March 2022, paragraphs 4.1-2, pg. 11.

⁸ Refer to paragraphs 48-61 of my Hearing Two Evidence in Chief for a full explanation.

⁹ WSP, "Inventory Review", March 2022, paragraph 2.2, pg. 8.

¹⁰ My underlining.

¹¹ For example: Submission #428 on Proposed Plan Change 9 (Historic Heritage and Natural Environments) to the Hamilton City Operative District Plan by Kāinga Ora Homes and Communities, paragraphs 21-22, pp. 7-8; Submission #373 Benjamin Alexander Senior; Submission #98 Raymond Noel Mudford; Submission #388 Property Council New Zealand, Logan Rainey, paragraphs 5.3-8, pp. 3-4.

lack of consistency across the assessments and the use of “moderate” as the threshold to reach inclusion as a Category B BH place.

28. Recognising this, my PC9 Hearing Two evidence addressed section 8-1 of Appendix 8 of the ODP and recommended a detailed review with suggestions for utilising the uncontested elements of Appendix 8.
29. During Hearing Two Council tabled a revised version of section 8-1 of Appendix 8. This resulted in Panel Direction #19 (7 November 2023) requiring expert conferencing on the methodology related to BH.
30. Two expert conferencing sessions were held on 16 and 23 November 2023. The Joint Witness Statement (**JWS**) was filed 24 November 2023 with expert agreement on most matters.
31. The Panel issued Interim Guidance #1 on 27 November 2023. Attachment 1 of the guidance adopted the expert revisions to section 8-1 appended to the JWS with one minor amendment. This updated the rankings of significance, assessment criteria and introduced a note that existing guidance documents could be used to inform evaluation.
32. Importantly, the interim guidance states that BH candidates for inclusion in PC9’s Schedule 8A should be assessed in accordance with Attachment 1. The overall qualifying ranking threshold to be gained is either Outstanding Significance or High Significance.¹²

CATEGORISATION REPORT

33. The memorandum of Counsel on behalf of Council (13 December 2023) sought procedural directions recognising the shift in BH assessment methodology resulting from the Panel’s interim guidance.

¹² PC9 Hearing Panel Interim Guidance #1, 27 November 2023, paragraph [15].

34. The memorandum proposed reassessing Council's notified PC9 BH places in accordance with the interim guidance.¹³ Once reassessed, Council would identify which BH places it intends to pursue and not pursue.
35. Counsel's memorandum allowed for a submitter to 'sponsor' a BH place no longer pursued by Council and sought a position from submitters on BH places still pursued.¹⁴
36. Panel Direction #21 (14 December 2023) considered Counsel's request appropriate and among other directions endorsed the preparation of a categorisation report by Council and any submitter seeking inclusion of additional BH places.¹⁵ Submitters who wished to take a position on a particular BH place referred to in the categorisation report must advise the Panel:¹⁶
 - a) Of the BH items no longer pursued by HCC, whether that submitter continues to support its inclusion in Schedule 8A;
 - b) Of the BH items which HCC continues to pursue, whether that submitter continues to oppose or support its inclusion in Schedule 8A.
37. Council employed Carolyn O'Neil, of architectural and building conservation consultancy, The Heritage Studio (**THS**) to assist with undertaking this categorisation work. The project brief required a desk-top review and recategorisation of approximately 150 of WSP's Inventory Assessment Forms (**WSP IAF**) using the revised heritage assessment criteria, scale, and descriptors, and the revised threshold based on the

¹³ Memorandum of Counsel on behalf of HCC, 13 December 2023, paragraph 9.

¹⁴ MoC on behalf of HCC, 13 December 2023, paragraph 15.

¹⁵ PC9 Panel Direction #21, 14 December 2023, paragraphs 4 and 5.

¹⁶ PC9 Panel Direction #21, paragraph 2(d).

interim guidance. The full background of the exercise is within the covering memo in **Appendix 1**.

38. Council's recategorisation approach embedded a comparative analysis exercise to be undertaken by issuing the WSP IAFs to THS in 15 staged tranches based on building type or style. This enabled a general overview and high-level comparison of all places of the same (or similar) type or style to be carried out.¹⁷
39. THS's review of notified BH places also acted as a peer review of heritage qualities to better align Council's position with the heritage expert agreements in the JWS.
40. Recognising that the place-based approach is good heritage practice, the recategorisation exercise noted an extent of place on record forms for those places that met the revised threshold. Where possible, exclusions were also identified. I collaborated closely with THS on this process including reviewing all draft records and approving each final recategorisation record.
41. Council's categorisation report was filed on 1 March 2024 confirming in Appendix B 55 notified BH places meeting the revised threshold of "high" and "outstanding" to pursue.
42. Two submitters also filed categorisation reports: WHG and The Kellaway Family Trust. The WHG's categorisation report confirmed they continued to pursue approximately 139 proposed BH places.
43. The Kellaway Family Trust are represented by Jane Matthews of specialist architectural conservation practice Matthew and Matthews Architects and

¹⁷ Memo, "Plan Change 9 BH – Review and recategorisation", Carolyn O'Neil, 5 March 2024, p. 2

continue to pursue the scheduling of proposed BH place “Kellaway Residence” at 121 Maeroa Road, Maeroa, Hamilton.

44. As per paragraph 2(d) of Direction #21 WHG filed expert evidence on 22 March 2024 responding to Council’s categorisation report. The summary of this report concludes that two of Council’s pursued BH places are supported by WHG, and of the places no longer being pursued by Council, WHG opposes 23 places being ‘dropped’. Whilst not explicit in the filed report, my understanding based on Direction #21 is that if they are to be pursued, those 23 places are now required to be ‘sponsored’ by WHG.
45. The memorandum of Counsel on behalf of Council (9 April 2024) states Council’s position that if WHG wish to continue to pursue heritage protection for the 23 opposed BH places, then it must present the case to support them.¹⁸ Council will not be undertaking any further work to support their inclusion within the schedule.¹⁹

NOTIFIED BH PLACES THAT ARE CONTESTED

46. As per Direction #21 Council received six contests to the recategorised notified BH places listed in Appendix B of the memo filed 1 March 2024. Two of these were filed after the deadline set in Direction #21.
47. Contested place “Block B, Waikato University” (ID H314) is under active demolition and is consequently no longer pursued by Council as the heritage qualities are being destroyed.
48. The remaining five contested places are addressed below; for each I have compiled a supplementary assessment (**Appendix 2**) to expand on the known qualities of the place which includes additional research, updated

¹⁸ Memorandum of Counsel on behalf of HCC, 9 April 2024, paragraph 30(d).

¹⁹ Ibid.

threshold-meeting quality statements, a statement of significance and comparative analysis. This work builds upon and strengthens the information and heritage qualities in the WSP IAFs and recategorisation records. For each place I concur with the proposed extent of place and primary feature as described in the recategorisation record.

13 Hammond Street, Hamilton Central

49. The WSP IAF for “A. Ebbett’s Residence” at 13 Hammond Street, Hamilton Central (ID H217) outlines the background and significance of the place, concluding that it meets the threshold for scheduling as a Category B place for Historic and Physical/Aesthetic/Architectural qualities.
50. THS concurred that the place has high Historic and Physical/Aesthetic/Architectural qualities for its direct association with notable individual, Alfred Ebbett, who founded the successful local business of Ebbett Motors in 1928, and as an architecturally distinctive residence exhibiting Arts and Crafts and Spanish Mission influences, designed by notable architect, J. E. Chitty.²⁰
51. I have reviewed the WSP IAF and THS reports and undertaken a site visit and I agree that the place demonstrates high Historic and Physical/Aesthetic/Architectural qualities.
52. I have reviewed submission #2424 from Ray and Wendy Pickett. I note that Mr Pickett does not challenge the identified heritage qualities of 13 Hammond Street, but rather acknowledges the intrinsic heritage and aesthetic value of the property and opposes the scheduling of the place based on maintenance and financial challenges.²¹

²⁰ THS, Plan Change 9 – BH Categorisation Record for 13 Hammond Street, February 2024.

²¹ Submission #2424 (late), Ray and Wendy Pickett, 27 August 2023.

53. Fabric and structural condition of a place is not a factor when assessing for heritage significance and this is specifically noted in WSP's Covering Report.²² Materials do reach the end of their useful life and re-roofing, repiling and window repairs are all very common activities, especially for older dwellings. To recognise this, and enable timely upgrades and/or replacements, maintenance and repair of a scheduled BH place is a permitted activity in the ODP.²³ Much of the work outlined by Mr Pickett and visible during the site visit appears to be from deferred maintenance.
54. Mr Pickett's submission details that the property is unoccupied and untenanted as the issues with leaks, dampness and drafts through misaligned doors and windows compromises healthy home standards. At the site visit Mr Pickett updated us that the residence is now healthy homes certified and currently tenanted.

137 Ward Street, Hamilton Central

55. The WSP IAF for "Former Shattocks Butchery" at 137 Ward Street, Hamilton Central (ID H309) outlines the background and significance of the place, concluding that it meets the threshold for scheduling as a Category B place for Historic and Physical/Aesthetic/Architectural qualities.
56. THS review found that the BH place has high Historic and Physical/Aesthetic/Architectural qualities. Built as the main depot and factory for Shattock's Limited, the place is associated with W. R. Shattock

²² WSP, "Inventory Review", March 2022, paragraph 1.5, pg. 6.

²³ Hamilton City Council, Operative District Plan, Chapter 19, Table 19.3 Rules (a) and Volume 2, Appendix 1, 1.1 Definitions and Terms, "Maintenance and repair of buildings and structures (in relation to Chapter 19: Historic Heritage)" (PC9 notified version): Means for maintenance, regular and on-going protective care of a building or structure to prevent deterioration and to retain its heritage value, including work for the purpose of weatherproofing, painting (when the building or structure has previously been painted), rendering (where the building or structure has previously been rendered) and maintaining plumbing and electrical work; and for repair, to make good decayed or damaged fabric using identical, closely similar, or like-for-like materials that maintain consistency in colour, texture, form, profile, strength and design with the materials replaced.

and his butchery business, which established itself as the leading butchers in the Waikato during the early to mid-twentieth century. Of note as the last known surviving example of an authentic Shattock butchers store, the place is of particular importance as a highly intact example of a purpose-designed and built butchers shop, and is of additional interest for incorporating a factory, cooling chamber and associated garage for the delivery fleet, which reflects the expansion of the business.²⁴

57. I have reviewed the WSP IAF and THS reports and undertaken a site visit and I agree that the place demonstrates high Historic and Physical/Aesthetic/Architectural qualities.
58. I have reviewed submission #2425 from Six High Street Limited. The submission does not provide any additional information to support the challenge to the identified heritage qualities and it is unclear if it is referring to the interior or exterior of the place “behind the shop front”.²⁵ Conversely, the complex of buildings on the site have been demonstrated to be of significance as the main shop, depot/factory and garage for the Shattock’s butchery company and the original, full site boundary is proposed as the extent of place.
59. A BH assessment of the place by Archifact Limited was shared with Council in late August 2023 although not formally tabled as part of PC9. It is set out as **Appendix 3**. Archifact reviewed the WSP IAF and concurred with the identified qualities, albeit that the significance is limited to the Ward Street shop front.²⁶ Archifact conclude that the shop front is associated with a business and person of local significance with legible details intact; however, the built form behind the shop front depth has no aesthetic or architectural value, save for the barrel shaped roof form which would not

²⁴ THS, Plan Change 9 – BH Categorisation Record for 137 Ward Street, February 2024.

²⁵ Submission #2425 (late), Six High Street Limited, 27 March 2024.

²⁶ “memorandum – preliminary review of heritage evaluation”, Archifact Limited, 24 August 2023, pg. 17.

be required to be kept in its entirety to express its formal attributes.²⁷ Archifact's assessment is that it is appropriate for the listing description to emphasise that the historic heritage significance is limited to the shop front and, at the maximum, to the depth of the existing board room and office.²⁸

60. Archifact state that the place's history as a central city processing site is not reflected in the WSP IAF, and I agree that whilst mentioned, it is not explicitly referenced as contributing to the heritage qualities.²⁹ The history and significance of all buildings on site is captured in the recategorisation record and reiterated in the supplementary assessment. Both buildings are important for representing the butchery's retail and operational expansion at the height of the Shattock's business success. The buildings are reflective of their purpose-built main shop, depot/factory and garage use and retain their early form, decorative features and innovative barrel roofed design.
61. I disagree with Archifact's limitation of significance to the shop front which would effectively only manage a façade as the BH place. Keeping only the façade of a building, or "facadism" is not considered good conservation practice and is not aligned with the place-based approach which recognises places as an integral whole rather than separate parts. No measurement is provided for the depth of the board room and office; however, this would likely be a few metres of additional space which is marginally more than the façade, and insufficient to understand the function, meaning and relationships of the heritage qualities of the place as a purpose-built shop, depot/factory and garage. The dimensions of the board room and office are assumed as an arbitrary end point of modern alterations that may not reflect the space as historically used.

²⁷ Ibid.

²⁸ Ibid.

²⁹ "memorandum", 24 August 2023, pg. 16.

11 -13, 15-17 and 19-21 Pinfold Avenue, Hamilton East

62. The WSP IAF for 11-13, 15-17 and 19-21 Pinfold Avenue, Hamilton East (IDs H268-H273) outlines the background and significance of the places, concluding that they meet the threshold for scheduling as Category B places for Historic, Physical/Aesthetic/Architectural, Context and Cultural qualities.
63. THS review grouped the duplexes as one BH place and concurred that the BH place has high Physical/Aesthetic/Architectural and Context qualities. The small group of buildings are considered highly intact and unusual examples of the state house (duplex) design, influenced by the architectural preferences of the 1950s. Their original lots, comprising traditional open frontages and substantial set-backs, reinforce the distinctive physical and contextual qualities of the place overall.³⁰
64. I have reviewed the WSP IAF and THS reports and undertaken a site visit and I agree that the place demonstrates high Physical/Aesthetic/Architectural and Context qualities.
65. Submission #428 by Kāinga Ora Homes and Communities (**Kāinga Ora**) refers to “Historic Heritage Buildings” in paragraphs 19-23.³¹ This broadly opposes the identification of new sites and buildings as ‘built heritage’ through PC9 which do not meet what it considers to be ‘historic heritage’ status under s6 of the RMA to the degree that they are of national significance.³² This was largely a critique of the assessment criteria and significance thresholds set in the ODP and applied by WSP in their inventory forms.

³⁰ THS, Plan Change 9 – BH Categorisation Record for 11-13, 15-17, and 19-21 Pinfold Avenue, February 2024.

³¹ Submission on Proposed Plan Change 9 (Historic Heritage And Natural Environments) to the Hamilton City Operative District Plan by Kāinga Ora Homes And Communities, paragraphs 19-23, pp. 7-8.

³² “Submission”, Kāinga Ora, paragraph 20, pg. 7.

66. The methodology issues were well canvassed in Hearing Two and resolved via expert conferencing, the JWS and the Panel's interim guidance. Kāinga Ora's BH expert, John Brown, participated in the expert conferencing and is a signatory to the JWS.
67. Mr Brown addresses individual site assessments in his Hearing Two evidence and identifies concerns such as a lack of comparative analysis, unsubstantiated claims and a lack of detail, recommending that the proposed BH places included in the notified version of PC9 should be re-evaluated.³³
68. As described in paragraphs 33-45 above, a recategorisation exercise was undertaken by Council and Kāinga Ora filed one contest, for 11-21 Pinfold Avenue, Hamilton East. It is noted that as Kāinga Ora do not identify specific sites for privacy reasons³⁴ this was the first known site-specific contest for a Kāinga Ora property in the PC9 BH topic.
69. As such, neither the Kāinga Ora submission, nor Mr Brown's Hearing Two evidence provides a direct challenge to the identified heritage qualities of the place. I rely on the WSP IAF, recategorisation record and supplementary assessment to support its inclusion and note that these documents include additional research and analysis which address the concerns outlined in Mr Brown's Hearing Two evidence.

12 Anzac Parade, Hamilton Central

70. The WSP IAF for "Central Police Station" at 12 Anzac Parade, Hamilton Central (ID H153) outlines the background and significance of the place, concluding that it meets the threshold for scheduling as a Category B place

³³ Statement of Primary Evidence of John Edward Brown on behalf of Kāinga Ora Homes and Communities", Session 2 Built Heritage, 22 September 2023, paragraphs 7.3-4, pg. 16.

³⁴ "Submission", Kāinga Ora, pg. 6, footnote 6.

for Historic, Physical/Aesthetic/Architectural, Context and Technological qualities.

71. THS review found that the BH place has high Physical/Aesthetic/Architectural and Context qualities as a distinctive and largely intact representative example of Brutalist architecture in the locality, reflecting the style favoured by the Ministry of Works (**MoW**) during the 1960s to 1980s. It is also considered a notable local example of the work of architect, Frank Irvine Anderson, who made a significant contribution to MoW projects during his time as District, and then later, Government Architect. Situated on a prominent corner site, occupied by the Hamilton Police Station since c.1915, and of a scale and design that makes it conspicuous in the townscape, the place is an important landmark that is associated with the wider historical theme of law enforcement in the locality.
72. I have reviewed the WSP IAF and THS reports and undertaken a site visit and I agree that the place demonstrates high Physical/Aesthetic/Architectural and Context qualities.
73. Submission #341 by Kylie O'Dwyer on behalf of the New Zealand Police (**NZ Police**) opposes the Category B scheduling of the place as modification or demolition of the building will require a resource consent, not enough evidence has been provided to merit scheduling, scheduling inhibits development and no bench-marking of the place against other relevant buildings is provided.³⁵
74. Adam Wild and Veronica Cassin of Archifact Limited filed expert BH Hearing Two evidence in support of the NZ Police submission. Similar to Mr Brown, Mr Wild and Ms Cassin critiqued the assessment methodology used by

³⁵ Submission on Proposed Plan Change 9 (Historic Heritage and Natural Environments) to the Hamilton City Operative District Plan by New Zealand Police, paragraphs 4.2 and 5.1-4, pp. 3-4.

WSP to assess the notified BH places, reassessed 12 Anzac Parade with a more rigorous application of the ODP methodology and proposed an alternative assessment method utilising the ODP criteria and thresholds.

75. As per paragraph 66 above, Mr Wild and Ms Cassin participated in the expert conferencing and are signatories to the JWS. Many of the concerns outlined in their evidence (eg. sense-checking and comparative analysis) are addressed in the JWS agreements.
76. The Archifact evidence concludes that the place achieves a 'moderate' (ie. locally significant) level of significance for Physical/Aesthetic/Architectural qualities under the ODP methodology; however, Archifact contend that a single moderate criterion with limited evidence is not a sufficient threshold and do not consider the place to be an appropriate candidate for Schedule 8A.³⁶
77. Appendix 1 "Assessment Commentary and Archifact Review" of the Archifact evidence provides an alternative application of the ODP methodology. Whilst this is largely defunct with the interim guidance, it is useful for understanding the main points in contention.
78. Based on the recategorisation record the relevant heritage qualities for discussion are Physical/Aesthetic/Architectural and Context. Archifact consider that the place could be a good representative example of an architectural type at a local scale³⁷ and highlight that no individual designer is sufficiently identified.³⁸ I refer to the recategorisation record and supplementary assessment to support the place's high qualities in this criterion, noting that additional research has attributed the design to Frank

³⁶ Statement of Evidence of Adam Wild and Vernica Cassin on behalf of the New Zealand Police Nga Pirihiimana O Aotearoa, Heritage, 22 September 2023, paragraphs 9.1-3, pg. 22.

³⁷ "Statement of Evidence", Wild and Cassin, Appendix 1, pg. 5.

³⁸ "Statement of Evidence", Wild and Cassin, Appendix 1, pg. 6.

Irvine Anderson and a comparative analysis demonstrates the place's regional distinctiveness.

79. Archifact state that there has been a succession of modifications and alterations including the construction of the adjacent custody block and staff amenity additions, but that the key parts of the place are unaffected by these ancillary structures as they are not especially prominent, nor do they detract from an overall appreciation of the Station.³⁹ For clarification, the adjacent custody block is part of the original design and was constructed contemporarily with the station building. Based on site visits external modifications are limited to air conditioning units, small entrance porches and single-storey additions above the custody block. I agree with Archifact that these do not affect the key features of the place.
80. Archifact consider the prominence of the place in the townscape is associated to its mass and height but arguably impedes more historic and significant views to and from the High Court⁴⁰ and St Peter's Cathedral.⁴¹ Located on the lower, southeastern slope of Anzac Parade, comparative to the Courthouse and Cathedral on high ground across the block, and as demonstrated by figures one through five, the Police Station building only impedes already obscured oblique views to the Cathedral from adjacent to, and behind on Tisdall Street. However, the topography and existing development in this area heavily reduces any uphill northwestern views regardless. Note that views directly behind the building cannot be assessed as this is private property. The Courthouse is not visible from any aspect outside 12 Anzac Parade.
81. Furthermore, the place is assessed for significance in its own right, rather than its effect on other places in the vicinity. I disagree with Archifact's

³⁹ "Statement of Evidence", Wild and Cassin, Appendix 1, pg. 7.

⁴⁰ It is assumed that the reference to the "High Court" is the Category A scheduled built heritage place H7 Hamilton Courthouse, 116 Anglesea Street, Hamilton Central.

⁴¹ "Statement of Evidence", Wild and Cassin, Appendix 1, pg. 8.

position and concur with THS that the place is a prominent landmark for its scale and design and contributes to a wider historical theme of law enforcement in the locality.



Figures 1 and 2: Views northwest towards the Cathedral and Courthouse from outside the entrance to 12 Anzac Parade. Hamilton City Council, June 2024.



Figure 3: View northwest towards the Cathedral from the southern corner of Tisdall Street and Anzac Parade. Hamilton City Council, June 2024.



Figure 4: View northwest towards the Cathedral from Tisdall Street, adjacent to 12 Anzac Parade. Hamilton City Council, June 2024.



Figure 5: View northwest towards the Cathedral, adjacent to 4 Tisdall Street. Hamilton City Council, June 2024.

65 Braid Road, St Andrews

82. The WSP IAF for 65 Braid Road, St Andrews (ID H168) outlines the background and significance of the place, concluding that it meets the

threshold for scheduling as a Category B place for Historic, Physical/Aesthetic/Architectural and Context qualities.

83. THS review found that the BH place has high Physical/Aesthetic/Architectural and Context qualities as a largely intact and good representative example of a large residence designed in the Modern style and as a notable example of the later work of well-known architect, Terence P. Vautier. The place is a relatively conspicuous structure in the locality for occupying its original site and largely retaining its physical setting.
84. I have reviewed the WSP and THS reports and undertaken a site visit and I agree that the place demonstrates high Physical/Aesthetic/Architectural and Context qualities.
85. I have reviewed submission #153 by Peter Skilton Planning on behalf of the M. J. A. Taylor Trust which opposes the scheduling of the place. The relevant section of the submission for my response is "Observations"⁴² which discusses the WSP IAF.
86. Noting that the interim guidance and recategorisation exercise have updated the assessment criteria and their application to each notified BH place, the first point in the Observations section is now irrelevant as Council has removed historic qualities from this place.
87. I maintain that the place has high Physical/Aesthetic/Architectural qualities as a representative example of notable local architect T. P. Vautier. I disagree with Mr Skilton that there are many examples of this type of dwelling and architecture, and this is demonstrated by the comparative analysis in the supplementary assessment. 65 Braid Road is the only known large, two-storey Hamilton example of T. P. Vautier's work from the 1950s.

⁴² Submission #153, Peter Skilton, undated, pg.3.

The place exemplifies the transition of T. P. Vautier from Art Deco/Moderne influenced design to a Modernist architectural style. Modern replication of design features on another building (locally or otherwise) does not diminish the original composition and application which reflect contemporary styles and construction methods.

88. There are four buildings scheduled in the ODP⁴³ that are known works by T. P. Vautier. Three are residential, and one is commercial. PC9 notified 11 further BH places attributed to T. P. Vautier, two of which Council still pursues. Of the balance, one place has been demolished, three places were removed from scheduling via PC9 Panel Decision #1, and five places are no longer pursued by Council following the recategorisation exercise.
89. I agree that the WSP IAF could make stronger statements regarding T. P. Vautier's significance as a notable local architect. Notwithstanding this, the text is copied from a research project which does expand on T. P. Vautier's background and architectural contribution to Hamilton and the region. This essay is included on the PC9 website as a supporting information document for the BH topic.⁴⁴
90. In response to Mr Skilton's comment regarding the lack of clarity of T. P. Vautier's notability and significance⁴⁵, I accept that there is no definition of "notable" in the ODP or interim guidance. For this evidence, I have relied upon the Oxford English Dictionary definition:

⁴³ Items H75, H76, H98 and H116.

⁴⁴ Alice Morris, "Modern as the Moment: The 1930s and 1940s Architecture of Hamilton's Moderne Architect, Terence P. Vautier", ARCHGEN 754 – Research Project, 14 November 2019, last accessed 18 June 2024: <https://storage.googleapis.com/hccproduction-web-assets/public/Uploads/Documents/Content-Documents/Property-Rates-and-Building/PC9-Historic-Heritage-and-Natural-Environments/Architecture-General-Research-Project-Alice-Morris.pdf>

⁴⁵ "Submission", Skilton, pg.4.

*Worthy or deserving of attention, esp. on account of excellence, value, or importance; significant in size or amount; noteworthy, remarkable, striking, signal, eminent.*⁴⁶

91. T. P. Vautier is deserving of attention as a second-generation, Hamilton-based architect on account of his significant contribution to the built form of Hamilton and the Waikato in the 1930s through 1960s. This is recognised through the inclusion of his buildings as BH in the ODP, featuring in society tours, and exemplified in Peter Shaw's book, *A History of New Zealand Architecture*.⁴⁷
92. Based on this, I am confident that T. P. Vautier is a notable local architect for the purpose of assessment under the Physical/Aesthetic/Architectural quality criterion.
93. I disagree that the place is not remarkable. Set high on a prominent corner site with one of the largest, original land areas in the immediate block, the place is notable for its predominantly intact setting and it defines the eastern end of the street before the downward topography to Saint Andrews Terrace.
94. I am unclear on Mr Skilton's point referencing the eight (or nine) other modernist design character dwellings notified in PC9.⁴⁸ There are six one-bedroom, single storey Modernist influenced State Advances Corporation duplexes on Pinfold Avenue also notified as BH; however, the comparative analysis demonstrates that 65 Braid Road is the only known example of its type, as designed by T. P. Vautier and as a substantial representative Modern dwelling in Hamilton.

⁴⁶ Oxford English Dictionary, s.v. "notable (adj., adv., & n.)", March 2024, last accessed 21 May 2024: <https://doi.org/10.1093/OED/5750278249>.

⁴⁷ Items H75, H76, H98 and H116; Peter Shaw, "A History of New Zealand Architecture", Hodder Moa Beckett Publishers Limited, 2003, p. 131.

⁴⁸ "Submission", Skilton, pg.4.

REMOVAL OF COUNCIL RECATEGORISED BH PLACE

95. I have conducted site visits for all notified recategorised BH places that are pursued by Council. Resultantly, I recommend one place, 3 Balloch Street, Hamilton (ID H154) to be removed. This place was relocated to site c.2006 and does not represent the heritage qualities for which it was scheduled. There are no other changes to the list of BH places being pursued by Council as a result of the site visits. I am also aware that B Block, Waikato University, is currently under demolition. If the heritage values are destroyed as a consequence of demolition, there would be no basis for it being scheduled.

ADDITIONS

Lay Submitters

96. Five submitters⁴⁹ sought the inclusion of their properties on Schedule 8A of the ODP and provided varying levels of information to support this.

9 Weka Street, Frankton

97. Mr A. Kellaway and the Kellaway Family Trust's property at 9 Weka Street, Frankton, Hamilton is subject to both an individual submission and included within the WHG submission seeking it as a BH place.
98. In response to the individual submission Ms Galt and I undertook a site visit on 2 August 2023. A Statement of Evidence by Lynette Joyce Williams was filed for Hearing Two dated 18 September 2023 to support the individual submission. This included a history of the Frankton Railway Settlement regarding house design A-209 and a peer reviewed heritage assessment of

⁴⁹ Submitter #322 The Kellaway Family Trust, Submitter #318 Alan Warwick Kellaway, Submitter #211 Susie Evans, Submitter #415 Jacqueline Helen Fitzgerald and Submitter #365 Dianne Yates.

9 Weka Street.⁵⁰ I have reviewed the assessment of the place and relying on this agree in principle that it could meet the threshold for scheduling as a Category B place. However, in my opinion the “significance assessment” section does not make clear enough statements for each heritage quality to explain and justify the quality and geographic thresholds attributed. I note that this assessment was prepared using the ODP Appendix 8 section 8-1 methodology prior to expert conferencing and the issue of the interim guidance.

99. No individual categorisation report was received for this place, but it is included on the WHG categorisation report. For the avoidance of doubt, I have included 9 Weka Street in paragraph 121 below to reflect Council’s provisional support for the place and to communicate the updates recommended for the heritage assessment, such as alignment with the interim guidance and JWS agreements.

121 Maeroa Road, Maeroa

100. The Kellaway Family Trust seek their property at 121 Maeroa Road, Maeroa, Hamilton as a BH place. The submitter is represented by BH expert Jane Matthews who filed a Statement of Evidence dated 22 September 2023 for Hearing Two to support the submission and appended a formal BH assessment recommending that the place be scheduled as Category B.
101. Ms Matthews also filed a categorisation report for the place in March 2024, concluding that the proposed BH place would meet the interim guidance endorsed threshold of “high” as a Category B BH place.⁵¹

⁵⁰ Statement of Evidence of Lynette Joyce Williams, “Session 2 Historic Heritage Items”, 18 September 2023, paragraphs 12 and 16, pg. 3.

⁵¹ Statement of Evidence of Jane Matthews, “Session on Classification of BH Item”, 9 March 2024, paragraph 18 and Attachment 1.

102. Ms Galt and I undertook a site visit to 121 Maeroa Road on 2 August 2023. I have reviewed Ms Matthews' BH assessment and categorisation report and relying on this I concur that the place meets the threshold for inclusion on Schedule 8A of the ODP as a Category B place. Notwithstanding this, and noting Ms Matthews' evidence⁵², a comparative analysis would strengthen the assessment.

21 Stanley Street, Claudelands and 72 Wellington Street, Hamilton East

103. Jacqueline Fitzgerald and Susie Evans both submitted seeking their properties at 21 Stanley Street, Claudelands, Hamilton and 72 Wellington Street, Hamilton East (respectively) be scheduled as BH places. Ms Galt and I undertook site visits on 29 June and 10 July 2023.
104. Ms Fitzgerald appeared at Hearing Two to support her submission. She reiterated the significance of her residence for its association with notable local architect, Richard William Kibblewhite and its contribution to Stanley Street and the Claudelands area.⁵³
105. In January 2024 letters were sent via email to both Ms Fitzgerald and Ms Evans advising that Council would undertake formal BH assessments for their properties on their behalf.
106. Assessments were completed in February 2024 and were shared with each submitter. Both places were found to meet the threshold for scheduling as a Category B BH place. These assessments are attached as **Appendix 4**.⁵⁴

⁵² "Statement of Evidence", Matthews, paragraph 15, pg. 3.

⁵³ Hamilton City Council Plan Change 9 Hearing - Session 2 - Built Heritage Day 1 - 6th November 2023, Ms Fitzgerald, 5:10:55 – 5:19:40, last accessed 19 June 2024: <https://www.youtube.com/watch?v=FzldYFMwKUI>

⁵⁴ Note that these two properties are included on Appendix B "BH items HCC will pursue" of Council's categorisation report.

59 Cook Street, Hamilton East

107. Dianne Yates also submitted requesting her property at 59 Cook Street, Hamilton East be considered as a BH place. Ms Galt and I undertook a site visit on 12 July 2023 and met with Ms Yates. At this time Ms Yates expressed that she no longer wanted her property to be considered as BH and formally withdrew her submission on 26 July 2023.
108. The memorandum of Counsel on behalf of Council (9 April 2024), stated that apart from the known categorisation reports received, no other submitter-led items have been recategorised. Accordingly, Council proposed to take no further action in relation to any other submissions seeking the inclusion of an additional BH place.⁵⁵

Waikato Heritage Group

109. Submitter #427 WHG proposed ~194 new BH places for scheduling in the ODP. This includes a variety of places, buildings, monuments, fences, infrastructure and interiors. A brief note accompanied each proposed place in the WHG submission.
110. Council and WHG have collaboratively engaged on the BH topic following Hearing Two, first meeting in January 2024 to discuss the WHG submission. Following this, Council facilitated five site visits to Council-owned property for WHG to progress their understanding and assessment of the exterior and some interiors of proposed BH places. I attended all site visits. A second meeting was held in May 2024 to discuss the proposed BH places that Council had signalled provisional support for.
111. Prior to WHG filing any formal BH assessments the memorandum of Counsel on behalf of Council (1 August 2023) sought procedural direction

⁵⁵ Memorandum of Counsel on behalf of HCC, 9 April 2024, paragraphs 31-33.

from the Panel due to the live contest between experts over the BH assessment methodology in conjunction with the requirement for a site-by-site assessment of the over 300 proposed BH places.⁵⁶

112. Counsel requested that Hearing Two be confined to:

- i. Assessment methodology;
- ii. Planning framework;
- iii. BH items which are opposed and for which HCC agrees can be withdrawn.⁵⁷

113. Panel Direction #15 (11 August 2023) agreed with Counsel's request.

114. Laura Kellaway, BH expert for WHG appended 38 draft BH assessments to her Hearing Two evidence, 21 September 2023. These assessments provided further information and assessment beyond the notes in the original submission. These assessments were filed post Direction #15, and prior to expert conferencing and prior to the issue of the Panel's interim guidance, and so were not discussed in Hearing Two.

115. The memorandum of Counsel on behalf of Council (13 December 2023) stated that Council was likely to be supportive of some, but not all, of the BH candidate items identified by WHG.⁵⁸

116. The memorandum of Counsel on behalf of Council (1 March 2024) stated that Council would review WHG's (and any other submitter) categorisation report and advise its position on those additional BH items in its further reporting memorandum.⁵⁹

117. The memorandum of Counsel on behalf of Council (9 April 2024) included Appendices A-C which categorised WHG's proposed BH places into "HCC

⁵⁶ Memorandum of Counsel on behalf of HCC, 1 August 2023, paragraph 3.

⁵⁷ MoC on behalf of HCC, 1 August 2023, paragraph 21(a).

⁵⁸ Memorandum of Counsel on behalf of HCC, 13 December 2023, paragraph 18.

⁵⁹ Memorandum of Counsel on behalf of HCC, 1 March 2024, paragraph 8.

has sufficient information to form a view and does support these items”, “HCC has insufficient information to support them and therefore does not support them”, and “HCC has sufficient information to form a view and does not support these items”.⁶⁰

118. This memorandum also sought directions to focus the WHG submission to ensure an efficient hearing. Council suggested WHG identify a shortlist of priority BH places it seeks to pursue that could be supported with robust technical analysis.⁶¹

119. Panel Direction #25 (11 April 2024) and WHG response (19 April 2024) informed Panel Direction #26 (22 April 2024) which confirmed the evidence exchange timetable and compilation of a shortlist by WHG.⁶²

120. WHG filed their shortlist on 26 April 2024, confirming 77 priority proposed BH places to pursue. This shortlist includes 34 places from Council’s Appendix A⁶³, 35 places from Council’s Appendix B⁶⁴ and eight places from Council’s Appendix C⁶⁵.⁶⁶

121. Of the 34 WHG proposed BH places included on Appendix A of WHG’s shortlist, 18 have draft assessments either provided by the WHG in Ms Kellaway’s September 2023 evidence, other Hearing Two evidence, or directly to Council. Based on these assessments I have signalled provisional support for:

a) WHG #12: 43 and 49 Deanwell Avenue, Deanwell;

⁶⁰ Memorandum of Counsel on behalf of HCC, 9 April 2024, paragraphs 35-36.

⁶¹ MoC on behalf of HCC, 9 April 2024, paragraphs 38-40.

⁶² Panel Direction #26, 22 April 2024, paragraph 11.

⁶³ HCC has sufficient information to form a view and does support these items.

⁶⁴ HCC has insufficient information to support them and therefore does not support them.

⁶⁵ HCC has sufficient information to form a view and does not support these items.

⁶⁶ Memorandum of Waikato Heritage Group, Built Heritage Topic, 26 April 2024.

- b) WHG #21: 178 Ruakura Road, Hillcrest;
 - c) WHG #24: 50 Colombo Street, Frankton;
 - d) WHG #28: 84-86, 92-118 Peachgrove Road, Hamilton East;
 - e) WHG #29: 60 Dey Street, Hillcrest;
 - f) WHG #31: 110 Kent Street, Frankton;
 - g) WHG #32: 108 Kent Street, Frankton;
 - h) WHG #40: 21 Rostrevor Street, Hamilton Central;
 - i) WHG #47: 87 Tristram Street, Hamilton Central;
 - j) WHG #75: Corner Grey and Clyde Streets, Hamilton East;
 - k) WHG #76 :702 Grey Street, Claudelands;
 - l) WHG #81: 16 Fraser Street, Frankton;
 - m) WHG #109: 8 Rifle Range Road, Dinsdale;
 - n) WHG #110: 9 Weka Street, Frankton;
 - o) WHG #149: 13 Waterloo Crescent, Frankton;
 - p) WHG #170: 70 Storey Avenue, Forest Lake;
 - q) WHG #176: 229 Tristram Street, Hamilton Central; and
 - r) WHG #191: 170 Cobham Drive, Hamilton East.
122. At this stage I provisionally support these places progressing because the assessments have demonstrated that the place meets the threshold for at least one heritage quality and based on the information in the assessment I concur.

123. Council's support for these places is provisional as these assessments were prepared using the ODP Appendix 8, section 8-1 rankings and assessment criteria, some have not had site visits and/or edits are necessary to better convey the proposed extent of place, any exclusions, modifications and heritage qualities. Alignment with the JWS agreements is also recommended, such as a comparative analysis. Notwithstanding this, based on the information provided to date and a site visit and/or recent Google Street View imagery, Appendix A was utilised as a formal tool to convey Council's likely support. Once these assessments are finalised in accordance with the interim guidance on assessment methodology and JWS, I will confirm my position.
124. Note that I have not formally peer reviewed any WHG assessment and have relied upon the expert research and experience of the WHG assessors. Should any new information, updates or amendments be made available I would reconsider my position.
125. Note also that I have been advised that multiple notified and proposed BH places are subject to a Certificate of Compliance for demolition. I am not aware of the programme for demolition of any place, but recognise that if demolished, the heritage values will be destroyed. My recommendation for scheduling is based on a heritage assessment only, and as agreed in the JWS, I recognise that there may be other relevant factors to consider for which it is not the role of the heritage assessment or built heritage expert to address. I defer to other experts on those factors which may have a bearing on whether a place is scheduled.
126. Proposed WHG #193 is a BH interior. This place is also subject to an individual submission by the property owners and was included in my Hearing Two evidence.

127. The remaining 15 proposed BH places on Appendix A of the WHG shortlist Council have not received an assessment for. Provisional support was signalled for these places as based on the information provided to date, a site visit and/or recent Google Street View imagery, the place had merit and was likely to meet the threshold for scheduling should an assessment be prepared. These places were included on Council's Appendix A to signal to WHG they should be treated as a priority for assessment.

- a) WHG #9: 90 Heath Street, St Andrews;
- b) WHG #10: 90 Heath Street, St Andrews;
- c) WHG #54: 6 Woodstock Road, Fairfield;
- d) WHG #56: 9 Marama Street, Frankton;
- e) WHG #87: 732 Grey Street, Claudelands;
- f) WHG #97: 214 Pembroke Street, Hamilton Central;
- g) WHG #98: Waikato Hospital campus;
- h) WHG #123: 114 Horsham Downs Road, Rototuna North;
- i) WHG #169: 309 River Road, Claudelands;
- j) WHG #177: 294 River Road, Claudelands;
- k) WHG #178: 294 River Road, Claudelands;
- l) WHG #181: 30 Memorial Drive, Claudelands;
- m) WHG #187: 103 Memorial Drive, Claudelands;
- n) WHG #188: 57 and 103 Memorial Drive, Claudelands; and
- o) WHG 192: Wellington Street Beach, Jellicoe Drive, Hamilton East.

128. A formal BH assessment using the interim guidance and JWS agreements is needed for Council to form a position on these places.
129. Of the 35 proposed BH places included on Appendix B of WHG's shortlist, 11 have draft assessments provided by WHG in Ms Kellaway's September 2023 evidence.⁶⁷ These assessments were incomplete or lacked sufficient information for Council to form a view. As per paragraph 123 above, further work is necessary for these to be considered.
130. Of the eight proposed BH places included on Appendix C of WHG's shortlist, four have draft assessments provided by WHG in Ms Kellaway's September 2023 evidence. Based on these assessments I have signalled no support for:
- a) WHG #36: 24 Marama Street, Frankton;
 - b) WHG #37: 26 Marama Street, Frankton;
 - c) WHG #133: 44 East Street, Claudelands; and
 - d) WHG #136: 115 Kent Street, Frankton.
131. I do not support these places progressing because the assessments have demonstrated the heritage qualities to be weak and/or overstated and/or the place is too modified.
132. The remaining four proposed BH places on Appendix C of WHG's shortlist Council have not received an assessment for. A lack of support was signalled for all Appendix C places as based on the information provided to date, a site visit and/or recent Google Street View imagery, the place did

⁶⁷ Note that five proposed BH places with a WHG draft assessment are not pursued by WHG in their shortlist, one was recategorised as "medium", and one is already notified as a BH place. This explains why there are not 38 draft assessments as filed in September 2023 in consideration.

not have merit and was unlikely to meet the threshold for scheduling should an assessment be prepared. Examples include remnants of former buildings and/or curtilages (such as fencing or stairs), the place is too modified, or the submission entry was not a BH place (eg. trees). These places were included on Council's Appendix C to signal to the WHG they should not be pursued and/or treated as a priority for assessment.

- a) WHG #33: 9-13 Knox Street, Hamilton Central;
- b) WHG #94: 2 Bryce Street, Hamilton Central;
- c) WHG #95: 4 Bryce Street, Hamilton Central; and
- d) WHG #168: 232 Victoria Street, Hamilton Central.

CONCLUSION

- 133. I recommend that 53 notified recategorised BH places are retained in Schedule 8A of the ODP for meeting the revised threshold as per the interim guidance.
- 134. Of those 53 items, five are actively contested. I recommend that the five contested notified recategorised BH places are retained in Schedule 8A of the ODP for the reasons outlined in my evidence and appendices.
- 135. In addition, I recommend that 121 Maeroa Road, Hamilton, 21 Stanley Street, Hamilton and 72 Wellington Street, Hamilton East are added as Category B BH places to Schedule 8A of the ODP for the reasons outlined in my evidence and appendices.
- 136. I recommend that WHG produce recategorisation records (or similar) for those places with draft assessments, and BH assessments using the interim guidance and JWS agreements to progress their shortlisted proposed BH

places. My provisional support for those places identified in paragraphs 121 and 127 above cannot be confirmed without this additional work being completed. I recognise that the WHG evidence, to be lodged with the Panel on 3 July 2024, may address this.

Elise Caddigan

3 July 2024

APPENDIX 1

The Heritage Studio: Recategorisation covering memo and threshold-meeting
categorisation records



Memo

5 March 2024

To: Elise Caddigan, Principal Planner (Heritage), Hamilton City Council
From: Carolyn O'Neil, Heritage Consultant
Subject: Plan Change 9 Built Heritage – Review and recategorisation

Dear Elise,

The following memo summarises the approach taken to the desk-top review and recategorisation of built heritage places that were evaluated as part of Plan Change 9's Built Heritage topic (**PC9**), and provides the overall findings that will inform Hamilton City Council's (**HCC**) 'Categorisation Report'. It also includes suggestions around further work to ensure that the identified significance of some of the places reviewed are suitably protected moving forward.

Background

Between 2021-22, WSP undertook a heritage inventory review and assessment of built heritage places on behalf of HCC, using the methodology, scale, and descriptors for assessing built heritage set out in their covering document, derived from 'Appendix 8: Heritage' of the operative district plan. Around 177 places¹ were recommended for scheduling as a result of WSP's review.

As part of the PC9 process, a revised methodology comprising updated criteria, significance scale and descriptors, and plan ranking descriptors for assessing built heritage was developed by HCC and endorsed by the Hearing's Panel in December 2023². As the assessment methodology differed from that used by WSP in the assessment of the built heritage places notified in PC9, there was a requirement to revisit these places in light of the updated methodology.

Key differences between the methodologies included:

- The use of the term 'medium' instead of 'moderate' in the scale of level of significance.
- The elevation of the threshold for inclusion in Schedule 8A from 'moderate' to 'above medium' (i.e., high or outstanding) significance, in accordance with the interim guidance³.

HCC was then required to provide the Hearing Panel with a Categorisation Report, which categorised each of the notified built heritage places into one of the following endorsed categories:

- (i) Outstanding significance;
- (ii) High significance;
- (iii) Medium significance; and
- (iv) Low significance.

The report was also required to identify which built heritage places HCC continued to seek to be included in Schedule 8A and those they no longer sought to be included in Schedule 8A.

¹ A number of these were subsequently proposed to be removed from the notified Schedule 8A in response to submissions as part of the PC9 process.

² Resource Management Act 1991, Direction #21, PC9 Hearing Panel, 14 December 2023.

³ Hamilton City Council Hearing Panel Interim Guidance #1, PC9 – Built heritage assessment methodology, 27 November 2023.

Brief

The project brief required a desk-top review and recategorisation of approx. 150 of WSP's Inventory Assessment Forms (**inventory forms**) using the revised heritage assessment criteria, scale, and descriptors, and the revised threshold based on the interim guidance.

Approach

The following provides an overview of the approach undertaken in the review and recategorisation of the built heritage places:

- A template was developed for recording the recategorisation of each built heritage place for the purpose of informing and supporting the recommendations made in HCC's Categorisation Report.
- The 'Thematic Review of the History of Hamilton'⁴ was reviewed and periodically consulted for historical contextual background.
- HCC issued the approx. 150 WSP inventory forms in 15 staged tranches based on building type or style (e.g., churches, Arts and Crafts). This enabled a general overview and high-level comparison of all places of the same (or similar) type or style to be carried out.
- Each WSP inventory form was independently reviewed and the HCC District Plan Maps and Google Street View were utilised.
- Where there appeared to be insufficient information to support the qualities or significance identified or where errors were apparent, requests were made to HCC for further information or clarification, or further photographs to aid the exercise.
- A built heritage categorisation record was prepared for each built heritage place, identifying the level of significance against the heritage assessment criteria and the ranking of significance; providing high-level comments that record reasons for concurring (where high or above) or not agreeing with the level of significance assigned; and setting out whether the place met the revised threshold outlined in the interim guidance for inclusion within Schedule 8A.
- Where discrepancies were identified between the level of significance assigned in the body of the inventory form and the level of significance assigned in the 'assessed significance' section of the form, these were also noted in the record.
- Where a place met the revised threshold, a map was included showing the proposed extent of place and identifying any possible exclusions.
- If a place did not meet the revised threshold but was located in a historic heritage area (**HHA**) as notified in Schedule 8D, this was noted in the record. Similarly, if a place was found to be identified as an archaeological site in the notified Schedule 8C, this would also be recorded.
- The records for each tranche were issued to HCC for review, and finalised.

General observations

Many of the built heritage places (particularly residential) identified as having overall 'high significance' in the inventory forms generally met this threshold by being assigned high significance via one or more of the operative physical/aesthetic/architectural qualities sub-criteria. In most cases, where 'high' had been assigned under this criterion, the 'explanations' provided rarely differed from those places assigned 'moderate'. There appeared little reason why some of these places warranted elevated significance, while others didn't.

Furthermore, the operative criteria enabled a place to be assigned 'high' physical/aesthetic/architectural significance if it was considered to be of high integrity. The revised criteria requires a

⁴ A Thematic Review of the History of Hamilton – A technical report prepared for Hamilton City Council by Lyn Williams, draft dated November 2021.

slightly more robust assessment of physical/aesthetic/architectural qualities, which integrity forms an integral part and is not necessarily sufficient to meet the 'high' threshold in isolation.

Limitations / risks

- The review and recategorisation of built heritage places was a desk-top exercise only. No site visits were carried out by the author.
- The review and recategorisation principally relied on the information in the inventory forms. A full re-examination or testing of the underlying research, physical descriptions, and evidence that supported the assessment was not undertaken.
- It is important to note that due to limited time, any additional research undertaken was not exhaustive and was not carried out for every place. It was only undertaken when it was considered that a specific point of research could aid in supporting or elevating the significance identified.

Overall findings

The following tables set out the overall findings of the review and recategorisation exercise using the revised heritage methodology relative to the WSP assessed significance that informed notified PC9. A total of 141 places⁵ were recorded. The built heritage categorisation records for these places are included in **Attachment A**.

WSP assessed significance				
Level of significance	Outstanding	High	Moderate	Low
Plan Ranking	Plan Ranking A	Plan Ranking B	Plan Ranking B	Not eligible
Number of places	3	91	47	0

Recategorisation					
Level of significance	Outstanding	High	Medium	Low	Not assessed
Plan Ranking	Plan Ranking A	Plan Ranking B	Not eligible	Not eligible	N/A
Number of places	3	52	80	4	2

Using the revised methodology, including criteria, scale, and descriptors, a total number of 55 (out of 141) built heritage places were determined to be of either outstanding or high heritage significance, and thereby met the revised threshold ('above medium') for inclusion in Schedule 8A in accordance with the interim guidance.

Given the revised threshold level, a smaller proportion of the reviewed and recategorised built heritage places were found to be eligible for inclusion in Schedule 8A. It is noted, however, that the number of places with overall 'high' significance is considerably lower. The reasons for this was mainly due to the revised heritage criteria and, as noted above, the inconsistent manner in which some places were assessed.

It is also worth noting that the significance of some places were elevated as part of the recategorisation process. For example, 11 places originally identified as 'moderate' were determined to have 'high' significance, while one place originally identified as 'high' was determined to have 'outstanding' significance.

⁵ This is based on the final number of built heritage categorisation records/built heritage places following the review and recategorisation exercise. Almost 150 inventory forms were reviewed as part of the process, but some records/places were combined to form one place, or were split to form two individual records/places.

Place-based approach

A place-based approach to historic heritage is recognised as good heritage practice in New Zealand and internationally. As part of the review and recategorisation exercise, an extent of place (EOP) was identified for those built heritage places that met the revised threshold of high (Plan Ranking B) or outstanding (Plan Ranking A). In most cases, the EOP aligned with the existing Certificate of Title. Where possible, exclusions (those features considered to detract from or not contribute to the significance) were identified. Under the place-based approach, interiors are considered to be an intrinsic part of the significance of a place. As a desk-top exercise, however, none of the built heritage places reviewed were visited, so it is not possible to determine whether original internal spaces, features, or fabric remain.

Other suggestions / considerations

Several suggestions or matters for consideration came out of the review and recategorisation exercise, which are included in the relevant records and listed below:

- **Ruakura Agricultural Research Station**

Whilst the initial assessment (and thereby subsequent review) focussed on the homestead only, (parts of) the broader agricultural research station site is likely to share some of the identified heritage qualities and be of significance as a broader historic heritage place. It is therefore suggested that consideration be given to assessing the broader Ruakura Agricultural Research Station site to determine the extent of its significance and to ensure its values are suitably protected, appreciated, and understood.

- **Laurenson Settlement HHA, Forest Lake Road**

Given the existence of so many of the dwellings (unscheduled, scheduled and HNZPT listed) associated with the first settlement of state housing in Hamilton, it is suggested that consideration be given to assessing the collective qualities of the Laurenson Settlement as a HHA. The several known extant dwellings comprise nos. 78, 82, 84, 102, 104, 106, 126, 128 (and possibly 140) Forest Lake Road. This would ensure that the significance of the area overall is more readily identified, protected, appreciated, and understood.

- **Soldiers' Memorial Park, 57 and 30 Memorial Drive**

It is suggested that a more fulsome historic heritage assessment is undertaken of the whole of Memorial Park, including the dwelling that formed part of the review, memorial features, and the cenotaph (which is covered by a separate Certificate of Title – 30 Memorial Drive), to ensure that the qualities associated with this important historic landscape are appropriately identified, appreciated, and understood. The neighbouring dwelling and associated Parana Park that have links with George Parr, may also be worth further exploration.

- **29 Horne Street**

The subdivision of this site means that the northern part of the original garden now has a separate Certificate of Title and street address (no. 31 Horne Street), yet appears to remain in the same ownership. Although understood to be outside the scope of PC9, it is suggested that extending the EOP of 29 Horne Street to include 31 Horne Street is explored. Capturing the original garden setting and full extent of the boundary wall will support the significance identified.

- **Garden Place HHA, Hamilton CBD**

The review found that there are several medium-rise, mid-century 'insurance' buildings built around Garden Place that contribute to wider historical and architectural themes that illustrate the post-war growth and a shift to modernity in Hamilton's main commercial area (e.g., former MLC Building, former Guardian Royal Exchange Building, former National Insurance Company Building). It is therefore suggested that consideration be given to assessing the significance of Garden Place either as an independent HHA or as an extension to the notified Victoria Street HHA.

- **Interpretation or documentation**

Whilst some built heritage places may not have met the threshold for inclusion in Schedule 8A, they may have potential to provide interest about Hamilton's history. Places such as the former Courthouse, 136 Pembroke Street and the remnants of the former Roose Shipping Co. Ltd Wharf may, for example, benefit from a publicly-accessible record and/or on-site interpretation.

- **Site visits**

As a desk-top exercise, site visits were not carried out. It is suggested that site visits are undertaken to confirm the EOP and exclusions identified.

Other observations

The following observations were made:

- Many of the place names used in the inventory forms (and also used for the built heritage categorisation records) differed from those used in Schedule 8A.
- Some place names (especially for churches) appeared to be incorrect. Where a discrepancy was noted, it was included in the record.
- Not all addresses used on the inventory forms (and categorisation records) align with the HCC district plan maps. Again, where a discrepancy was noted, this was included in the record.


Yours sincerely,

The Heritage Studio Limited



Carolyn O'Neil
Director | Heritage Consultant

PLAN CHANGE 9 - BUILT HERITAGE CATEGORISATION RECORD

Address:	Former National Insurance Company Building, 137 Alexandra Street, Hamilton Central	Schedule 8A ID#	H148
Assessed significance			
Heritage Assessment Criteria	WSP assessed significance	Recategorisation	
a. Historic Qualities	Moderate	High	
b. Physical/Aesthetic/Architectural Qualities	Moderate	Medium	
c. Context Qualities	Moderate	High	
d. Technological Qualities	Moderate	Low	
e. Archaeological Qualities	Unknown	Unassessed	
f. Cultural Qualities	Moderate	Low	
g. Scientific Qualities	Low	Low	
Ranking of Significance	Moderate – Plan Ranking B	High – Plan Ranking B	
Comments			
<p>Using the revised heritage assessment criteria and based on the information available, my review finds that the built heritage place has high (rather than moderate) historic and context qualities. Built during the building boom of the 1950s in what developed as the city's 'insurance quarter', the place reflects an important period of development and economic growth in Hamilton, signalling a more prosperous time after WWII. Built by prolific construction company, Fletchers in the mid-1950s, it was the largest building to be erected in Hamilton at that time. Modifications at ground floor level and to a small number of window units are apparent. Occupying a prominent corner site, the place has landmark qualities in the locality, and, as one of several medium-rise buildings built around Garden Place following its formation, the place also contributes to a group of mid-century structures used for insurance purposes that illustrate this post-war growth and a shift to modernity in Hamilton's main commercial area. My review finds that the place has low (rather than moderate) cultural qualities, which is consistent with the assessment of other similar built heritage places of this type.</p> <p>The built heritage place is considered to have an overall qualifying Ranking threshold of High significance locally. As such, it meets the revised threshold outlined in the interim guidance to be eligible for inclusion as a Plan Ranking B built heritage place within Schedule 8A.</p> <p>Given the number of buildings around Garden Place that possess these shared built heritage qualities, it is suggested that consideration be given to assessing the significance of the area overall, either as an independent Garden Place HHA or as an extension to the notified <i>Victoria Street HHA</i> (Schedule 8D ID# 31). As illustrated in several of these reviews, the area has potential significance for its strong group of mid-century buildings and features that reflect important themes in Hamilton's developmental and economic history.</p>			
Extent of place			
		<p>The proposed extent of place for 137 Alexandra Street (yellow outline) is the area that contains the heritage qualities that contribute to the significance of the place and is relevant to an understanding of its function, meaning and relationships.</p> <p>The proposed extent of place captures the Certificate of Title boundary (black and white outline) that encompasses the features that contribute to the significance of the place, being the entire building. It also includes parts of the footpath to the north-east and north-west to ensure that the verandah is also captured.</p>	
Record created by: Carolyn O'Neil, February 2024			

PLAN CHANGE 9 - BUILT HERITAGE CATEGORISATION RECORD

Address: 18 Anglesea Street, Central City **Schedule 8A ID#** H149

Assessed significance

Heritage Assessment Criteria	WSP assessed significance	Recategorisation
a. Historic Qualities	Moderate	Medium
b. Physical/Aesthetic/Architectural Qualities	High	High
c. Context Qualities	Moderate	Medium
d. Technological Qualities	Low	Low
e. Archaeological Qualities	Unknown	Unassessed
f. Cultural Qualities	Low	Low
g. Scientific Qualities	Low	Low
Ranking of Significance	High – Plan Ranking B	High – Plan Ranking B

Comments

Using the revised heritage assessment criteria and based on the information available, my review concurs that the built heritage place has high physical/aesthetic/architectural qualities. The place appears a notable and largely intact example of a large transitional villa, most likely purpose-designed and built to accommodate the varying topography of the site, and is considered a good representative example of early residential architecture that reflects a significant period of development in the locality.

The built heritage place is considered to have an overall qualifying Ranking threshold of **High significance locally**. As such, it meets the revised threshold outlined in the interim guidance to be eligible for inclusion as a **Plan Ranking B** built heritage place within Schedule 8A.

Extent of place



The proposed extent of place for 18 Anglesea Street (yellow outline) is the area that contains the heritage qualities that contribute to the significance of the place and is relevant to an understanding of its function, meaning and relationships.

The proposed extent of place captures the Certificate of Title boundary (black and white outline) that encompasses the features that contribute to the significance of the place, including the dwelling and the remaining part of a once larger site that it has occupied since the early twentieth century. The later garage and pool are identified as exclusions.

Record created by: Carolyn O'Neil, February 2024

PLAN CHANGE 9 - BUILT HERITAGE CATEGORISATION RECORD

Address: Central Police Station, 12 Anzac Parade, Hamilton Central **Schedule 8A ID#** H153

Assessed significance

Heritage Assessment Criteria	WSP assessed significance	Recategorisation
a. Historic Qualities	High	Medium
b. Physical/Aesthetic/Architectural Qualities	High	High
c. Context Qualities	Moderate	High
d. Technological Qualities	Moderate	Low
e. Archaeological Qualities	Unknown	Unassessed
f. Cultural Qualities	Low	Low
g. Scientific Qualities	Low	Low
Ranking of Significance	High – Plan Ranking B	High – Plan Ranking B

Comments

Using the revised heritage assessment criteria and based on the information available, my review finds that the built heritage place has medium (rather than high) historic qualities. Completed in 1975, the place is associated with the more recent history of the Hamilton police force, but does represent the centralisation of police services that occurred in the city (and throughout the country) in the late 1960s and early 1970s. It also finds that the place has low (rather than moderate) technological qualities for demonstrating relatively common methods of construction and building techniques at that time. My review concurs that the place has high physical/aesthetic/architectural qualities as a distinctive and largely intact representative example of Brutalist architecture in the locality, reflecting the style favoured by the Ministry of Works (MoW) during the 1960s to 1980s. It is also considered a notable local example of the work of architect, Frank Irvine Anderson, who made a significant contribution to MoW projects during his time as District, and then later, Government Architect. Occupying a prominent corner site, occupied by the Hamilton Police Station since 1911-12, and of a scale and design that makes it conspicuous in the townscape, the place is an important landmark that is associated with the wider historical theme of law enforcement in the locality.

The built heritage place is considered to have an overall qualifying Ranking threshold of **High significance locally**. As such, it meets the revised threshold outlined in the interim guidance to be eligible for inclusion as a **Plan Ranking B** built heritage place within Schedule 8A.

Whilst archaeological qualities have not been assessed, it is understood that the site was also previously occupied by a militia hospital that was in place in 1869.

Extent of place



The proposed extent of place for 12 Anzac Parade (yellow outline) is the area that contains the heritage qualities that contribute to the significance of the place and is relevant to an understanding of its function, meaning and relationships.

The proposed extent of place captures the Certificate of Title boundary (black and white outline) that encompasses the features that contribute to the significance of the place, including the Central Police Station building and concrete boundary treatment and planters.

A site visit and/or further research may be required to confirm and determine whether any exclusions apply.

Record created by: Carolyn O'Neil, February 2024

PLAN CHANGE 9 - BUILT HERITAGE CATEGORISATION RECORD

Address:	Former United Evangelical Church, 2 Bettina Road, Fairfield	Schedule 8A ID#	H157
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Assessed significance

Heritage Assessment Criteria	WSP assessed significance	Recategorisation
a. Historic Qualities	Moderate	High
b. Physical/Aesthetic/Architectural Qualities	Moderate	High
c. Context Qualities	Moderate	Medium
d. Technological Qualities	Low	Low
e. Archaeological Qualities	Unknown	Unassessed
f. Cultural Qualities	High	High
g. Scientific Qualities	Low	Low
Ranking of Significance	High – Plan Ranking B	High – Plan Ranking B

Comments

Using the revised heritage assessment criteria and based on the information available, my review concurs that the place has high cultural qualities for its social, community, and symbolic values as a long-established place of worship. My review also finds that the place has high (rather than moderate) historic and physical/aesthetic/architectural qualities for reflecting an important period of early twentieth century development in the locality; for its association with the expansion of the Methodist Church; and as a largely intact and notable example of a neo-classical style church building designed by prolific local architect, F. C. Daniell (a slightly more unusual style of his work). Whilst the church has occupied its original site since 1923, I note that it was repositioned on the site from the spot now occupied by the Wesley Methodist Hall in the c.1950s. Part of the site was also used to form Wesley Court. These changes have been taken into account, particularly in relation to context qualities, and are not considered to detrimentally impact the overall significance of the place.

It is suggested that consideration is given to revisiting the name of the built heritage place. Originally the United Evangelical Church, it was only known by this name for around 18 months. It is understood that it has long been known as a Wesley Methodist Church.

The built heritage place is considered to have an overall qualifying Ranking threshold of **High significance locally**. As such, it meets the revised threshold outlined in the interim guidance to be eligible for inclusion as a **Plan Ranking B** built heritage place within Schedule 8A.

Extent of place



The proposed extent of place for the Former United Evangelical Church (yellow outline) is the area that contains the heritage qualities that contribute to the significance of the place and is relevant to an understanding of its function, meaning and relationships.

The proposed extent of place captures the Certificate of Title boundary (black and white outline) that encompasses the features that contribute to the significance of the place, including the Church building and the portion of the original site (formerly and currently) occupied by the church. Despite its relationship with the church, the later Wesley Methodist Hall and other structure is identified as an exclusion.

Record created by: Carolyn O'Neil, February 2024

PLAN CHANGE 9 - BUILT HERITAGE CATEGORISATION RECORD

Address:	Ruakura Homestead and Agricultural Research Station, 10 Bisley Road	Schedule 8A ID#	H158
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Assessed significance

Heritage Assessment Criteria	WSP assessed significance	Recategorisation
a. Historic Qualities	Outstanding	Outstanding
b. Physical/Aesthetic/Architectural Qualities	Outstanding	High
c. Context Qualities	Outstanding	High
d. Technological Qualities	None	None
e. Archaeological Qualities	Moderate	Unassessed
f. Cultural Qualities	High	High
g. Scientific Qualities	Outstanding	Medium
Ranking of Significance	Outstanding – Plan Ranking A	Outstanding – Plan Ranking A

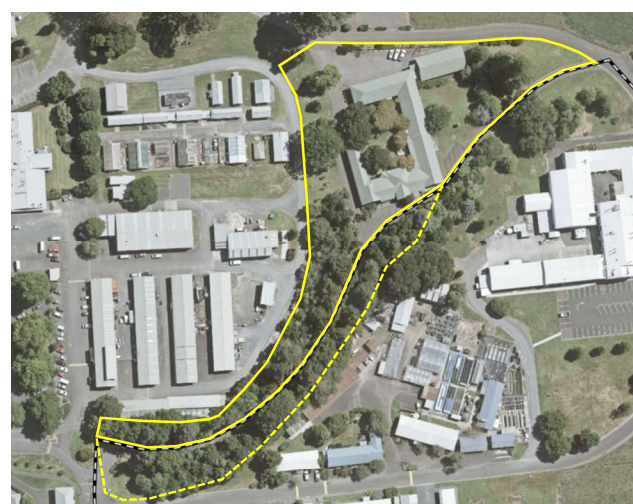
Comments

Using the revised heritage assessment criteria and based on the information available, my review finds that the built heritage place has high (rather than outstanding) physical/aesthetic/architectural and context qualities, and medium (rather than outstanding) scientific qualities. Although designed by notable architect, W. A. Cumming, it is noted that the building has been extended. Furthermore, the significance assigned to the Ministry of Works does not apply to this built heritage place but to other buildings on the site that were not part of the initial assessment. Although the building forms part of a group of structures on the site that are associated with the development of the research centre, they have resulted in a change to its immediate setting. Whilst it is considered that significance can be attributed to the scientific qualities criterion, the explanation given largely relies on reasons that are already covered in other criteria.

Despite the reduction in the significance assigned to some criteria, the built heritage place is still considered to have an overall qualifying Ranking threshold of **Outstanding significance nationally**. As such, it meets the revised threshold outlined in the interim guidance to be eligible for inclusion as a **Plan Ranking A** built heritage place within Schedule 8A.

It is important to note that whilst the initial assessment focussed on the homestead only, (parts of) the broader agricultural research station site is likely to share some of the identified heritage qualities and be of significance as a broader historic heritage place. It is therefore suggested that consideration be given to assessing the broader Ruakura Agricultural Research Station site to determine the extent of its significance and ensure its values are suitably protected, appreciated and understood.

Extent of place



Considering the homestead only, which is the subject of this review, it is considered that the extent of place does not warrant the inclusion of the entire site, but rather an area within the Certificate of Title (black and white line) that surrounds, and provides breathing space for, the building and includes the tree-lined avenue. It is suggested that the potential for capturing the part of the avenue that currently falls outside the Certificate of Title boundary is also explored.

The indicative extent of place (yellow outline) will need to be verified by a site visit and/or further analysis of historic aerals and the place's historic development patterns. Should an assessment of the broader site be undertaken, this would result in a greater extent of place being captured.

Record created by: Carolyn O'Neil, February 2024

PLAN CHANGE 9 - BUILT HERITAGE CATEGORISATION RECORD

Address: 10 Boundary Road, Claudelands **Schedule 8A ID#** H167

Assessed significance

Heritage Assessment Criteria	WSP assessed significance	Recategorisation
a. Historic Qualities	Moderate	High
b. Physical/Aesthetic/Architectural Qualities	High	High
c. Context Qualities	Moderate	Medium
d. Technological Qualities	Low	Low
e. Archaeological Qualities	Unknown	Unassessed
f. Cultural Qualities	None* (Low)	Low
g. Scientific Qualities	Low	Low
Ranking of Significance	High – Plan Ranking B	High – Plan Ranking B

Comments

Using the revised heritage assessment criteria and based on the information available, my review concurs that the built heritage place has high physical/aesthetic/architectural qualities. The place is considered a good representative example of a transitional villa and early residential architecture that reflects a significant period of development in the locality. My review also finds that the place has high (rather than moderate) historic qualities for its direct relationship with F. A. Swarbrick who was important in legal circles in early twentieth century Hamilton society.

The built heritage place is considered to have an overall qualifying Ranking threshold of **High significance locally**. As such, it meets the revised threshold outlined in the interim guidance to be eligible for inclusion as a **Plan Ranking B** built heritage place within Schedule 8A.

Extent of place



The proposed extent of place for 10 Boundary Road (yellow outline) is the area that contains the heritage qualities that contribute to the significance of the place and is relevant to an understanding of its function, meaning and relationships.

The proposed extent of place captures the Certificate of Title boundary (black and white outline) that encompasses its early lot and the features that contribute to the significance of the place, including the dwelling and its garden setting.

A site visit and/or further research may be required to determine whether any exclusions apply.

Record created by: Carolyn O'Neil, February 2024

PLAN CHANGE 9 - BUILT HERITAGE CATEGORISATION RECORD

Address: 65 Braid Road, St Andrews **Schedule 8A ID#** H168

Assessed significance

Heritage Assessment Criteria	WSP assessed significance	Recategorisation
a. Historic Qualities	Moderate	Medium
b. Physical/Aesthetic/Architectural Qualities	High	High
c. Context Qualities	Moderate	High
d. Technological Qualities	Low	Low
e. Archaeological Qualities	Unknown	Unassessed
f. Cultural Qualities	Low	Low
g. Scientific Qualities	Low	Low
Ranking of Significance	High – Plan Ranking B	High – Plan Ranking B

Comments

Using the revised heritage assessment criteria and based on the information available, my review concurs that the place has high physical/aesthetic/architectural qualities as a largely intact and good representative example of a large residence designed in the modern style and as a notable example of the later work of well-known architect, Terence P. Vautier. My review also finds that the place has high (rather than moderate) context qualities as a relatively conspicuous structure in the locality and for occupying its original site and largely retaining its physical setting.

The built heritage place is considered to have an overall qualifying Ranking threshold of **High significance locally**. As such, it meets the revised threshold outlined in the interim guidance to be eligible for inclusion as a **Plan Ranking B** built heritage place within Schedule 8A.

Extent of place



The proposed extent of place for 65 Braid Road (yellow outline) is the area that contains the heritage qualities that contribute to the significance of the place and is relevant to an understanding of its function, meaning and relationships.

The proposed extent of place captures the Certificate of Title boundary (black and white outline) that encompasses the features that contribute to the significance of the place, including the dwelling and its early lot with garden setting. The modern pool is identified as an exclusion.

A site visit and/or further research may be required to determine whether any further exclusions apply.

Record created by: Carolyn O'Neil, February 2024

PLAN CHANGE 9 - BUILT HERITAGE CATEGORISATION RECORD

Address:	St Joseph's Church and Spire, 86-88 Clarkin Road, Fairfield	Schedule 8A ID#	H173
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Assessed significance

Heritage Assessment Criteria	WSP assessed significance	Recategorisation
a. Historic Qualities	Moderate	Medium
b. Physical/Aesthetic/Architectural Qualities	Moderate	Medium
c. Context Qualities	Moderate	High
d. Technological Qualities	Low	Low
e. Archaeological Qualities	Unknown	Unassessed
f. Cultural Qualities	Moderate	High
g. Scientific Qualities	Low	Low
Ranking of Significance	Moderate – Plan Ranking B	High – Plan Ranking B

Comments

Using the revised heritage assessment criteria and based on the information available, my review finds that the built heritage place has high (rather than moderate) context and cultural qualities. Built in 1953-4 (extended in 1967) following the establishment of the St Joseph's Parish and School, the place forms part of a broader educational and religious complex associated with the Catholic Church and the Sisters of Our Lady of the Missions in the locality. It is also associated with a wider historical theme of expansion in Fairfield, reflecting the rapid growth experienced in the locality in the 1950s and 60s. Although extended, the church and its spire/bell tower remain distinctive features that stand as markers that the local community identifies with and likely holds in high esteem.

The built heritage place is considered to have an overall qualifying Ranking threshold of **High significance locally**. As such, it meets the revised threshold outlined in the interim guidance to be eligible for inclusion as a **Plan Ranking B** built heritage place within Schedule 8A.

Extent of place

The proposed extent of place for St Joseph's Church (yellow outline) is the area that contains the heritage qualities that contribute to the significance of the place and is relevant to an understanding of its function, meaning and relationships.

The Certificate of Title boundary for 86-88 Clarkin Road (black and white outline) is large and comprises the church with spire/bell tower, presbytery, school buildings and playing fields. The proposed extent of place captures only a part of the northern portion of the Certificate of Title, which encompasses St Joseph's Church and bell tower, the front lawn and entry, and an area around the building (aligning with existing boundaries where possible).

A site visit and/or further research may be required to determine whether any exclusions apply.

Record created by: Carolyn O'Neil, February 2024

PLAN CHANGE 9 - BUILT HERITAGE CATEGORISATION RECORD

Address: Fairfield Primary School, 260 Clarkin Road, Fairfield **Schedule 8A ID#** H174

Assessed significance

Heritage Assessment Criteria	WSP assessed significance	Recategorisation
a. Historic Qualities	High	High
b. Physical/Aesthetic/Architectural Qualities	High	Medium
c. Context Qualities	High	Medium
d. Technological Qualities	High	High
e. Archaeological Qualities	Unknown	Unassessed
f. Cultural Qualities	Moderate	High
g. Scientific Qualities	Low	Low
Ranking of Significance	High – Plan Ranking B	High – Plan Ranking B

Comments

Using the revised heritage assessment criteria and based on the information available, my review concurs that the built heritage place has high historic and technological qualities for its association with the expansion of education in the locality during early twentieth century; for reflecting attitudes to education at that time; and as an early example of the design principles of an important international 'open-air' movement that influenced New Zealand school architecture during the early-to-mid twentieth century. Further research has found that the place features Whitney folding sashes, which were a new innovation at the time and is considered to support the technological qualities identified. My review also finds that the place has high (rather than moderate) cultural qualities as a context for community identity and sense of place for over 100 years, and medium (rather than high) context qualities due to later changes to its broader setting. Research has also revealed that the place was built in stages as more classrooms were needed. Education Board architect, John Farrell was responsible for at least one of these early 1920s additions and was likely the school architect. These changes (albeit relatively sympathetic) have resulted in the place being considered to have medium (rather than high) physical/aesthetic/architectural qualities.

The built heritage place is considered to have an overall qualifying Ranking threshold of **High significance locally**. As such, it meets the revised threshold outlined in the interim guidance to be eligible for inclusion as a **Plan Ranking B** built heritage place within Schedule 8A.

Extent of place



The proposed extent of place for 260 Clarkin Road (yellow outline) is the area that contains the heritage qualities that contribute to the significance of the place and is relevant to an understanding of its function, meaning and relationships.

The proposed extent of place captures the portion of the Certificate of Title boundary (black and white outline) that encompasses the features that contribute to the significance of the place, including the early Fairfield Primary School block and its front setting, which allows views to the building. It is suggested that a site visit and/or further research be undertaken to confirm the extent and determine whether any exclusions apply.

Record created by: Carolyn O'Neil, February 2024

PLAN CHANGE 9 - BUILT HERITAGE CATEGORISATION RECORD

Address: 83 Cook Street, Hamilton East **Schedule 8A ID#** H185

Assessed significance

Heritage Assessment Criteria	WSP assessed significance	Recategorisation
a. Historic Qualities	High	High
b. Physical/Aesthetic/Architectural Qualities	Moderate	High
c. Context Qualities	Moderate	Medium
d. Technological Qualities	Low	Low
e. Archaeological Qualities	Unknown	Unassessed
f. Cultural Qualities	Low	Low
g. Scientific Qualities	Low	Low
Ranking of Significance	High – Plan Ranking B	High – Plan Ranking B

Comments

Using the revised heritage assessment criteria and based on the information available, my review concurs that the built heritage place has high historic qualities for its association with W. J. Clague, a builder who made a key contribution to Hamilton's built environment during an important period of construction in the history of the locality. My review also finds that the place has high (rather than moderate) physical/aesthetic/architectural qualities as a good representative and largely intact example of a Californian bungalow, and is of further interest as an example of a residence built by Clague in timber (usually known for brickwork).

The built heritage place is considered to have an overall qualifying Ranking threshold of **High significance locally**. As such, it meets the revised threshold outlined in the interim guidance to be eligible for inclusion as a **Plan Ranking B** built heritage place within Schedule 8A.

Extent of place



The proposed extent of place for 83 Cook Street (yellow outline) is the area that contains the heritage qualities that contribute to the significance of the place and is relevant to an understanding of its function, meaning and relationships.

The proposed extent of place captures the part of the Certificate of Title boundary (black and white outline) that encompasses the features that contribute to the significance of the place, including the dwelling and its corner site garden setting, which are delineated by boundary fences. The separate dwelling that occupies the western portion of the Certificate of Title boundary is not included in the extent of place.

Record created by: Carolyn O'Neil, February 2024

PLAN CHANGE 9 - BUILT HERITAGE CATEGORISATION RECORD

Address: Nawton Hall, 4 Crawford Street, Avalon

Schedule 8A ID#

H186

Assessed significance

Heritage Assessment Criteria	WSP assessed significance	Recategorisation
a. Historic Qualities	Moderate	High
b. Physical/Aesthetic/Architectural Qualities	Moderate* (High)	Medium
c. Context Qualities	Moderate	Low
d. Technological Qualities	Low	Low
e. Archaeological Qualities	Unknown	Unassessed
f. Cultural Qualities	Moderate	High
g. Scientific Qualities	Low	Low
Ranking of Significance	High – Plan Ranking B	High – Plan Ranking B

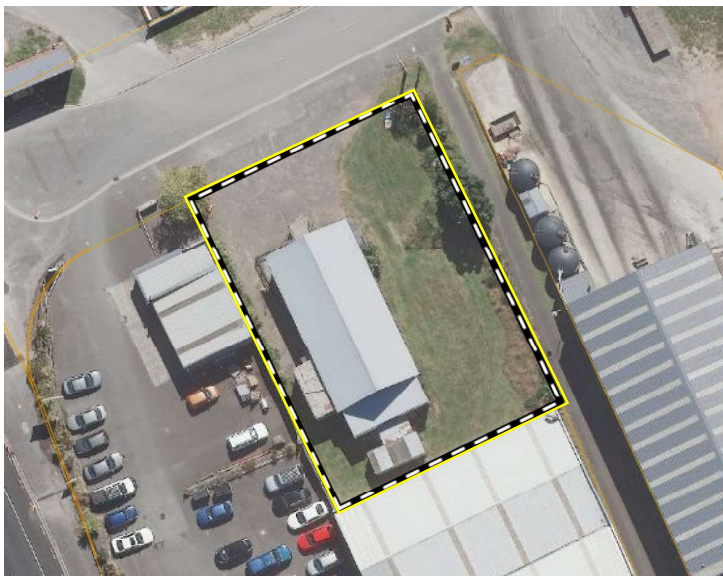
Comments

An inconsistency is noted in the Heritage Inventory Assessment Form for this built heritage place. This relates to the different level of significance assigned to the physical/aesthetic/architectural qualities criterion in different parts of the report.

Using the revised heritage assessment criteria and based on the information available, my review finds that the place has high (rather than moderate) historic and cultural qualities. Built in 1922, the place is a surviving remnant of the small early twentieth century rural community of Nawton, which experienced significant expansion from the 1960s onwards. Still in use as a hall and once used regularly for (multi-denominational) religious services and social events, it is considered important as a context for community identity and provides evidence of social and cultural continuity in the locality. My review also finds that the place has low (rather than moderate) context qualities as its setting has changed considerably from predominantly rural to largely industrial. Furthermore, research confirms that the building was reorientated on its original site sometime between 1964 and 1971 (based on aerial imagery), following the realignment of Crawford Street and possibly in anticipation of the Te Rapa Marshalling Yard (which opened in 1971).

The built heritage place is considered to have an overall qualifying Ranking threshold of **High significance locally**. As such, it meets the revised threshold outlined in the interim guidance to be eligible for inclusion as a **Plan Ranking B** built heritage place within Schedule 8A.


Extent of place



The proposed extent of place for 4 Crawford Street (yellow outline) is the area that contains the heritage qualities that contribute to the significance of the place and is relevant to an understanding of its function, meaning and relationships.

The proposed extent of place captures the Certificate of Title boundary (black and white outline) that encompasses the features that contribute to the significance of the place, including the hall building.

Record created by: Carolyn O'Neil, February 2024

PLAN CHANGE 9 - BUILT HERITAGE CATEGORISATION RECORD			
Address:	Former Ammunitions Store, 60 Dey Street, Hamilton East	Schedule 8A ID#	H188
Assessed significance			
Heritage Assessment Criteria	WSP assessed significance	Recategorisation	
a. Historic Qualities	High	High	
b. Physical/Aesthetic/Architectural Qualities	High	High	
c. Context Qualities	High	High	
d. Technological Qualities	High	Medium	
e. Archaeological Qualities	Unknown	Unassessed	
f. Cultural Qualities	Moderate	Medium	
g. Scientific Qualities	High	Medium	
Ranking of Significance	High – Plan Ranking B	High – Plan Ranking B	
Comments			
<p>Using the revised heritage assessment criteria and based on the information available, my review concurs that the built heritage place has high historic, physical/aesthetic/architectural, and context qualities for its association with the Colonial Ammunitions Company and its relocation to Hamilton during WWII; as an important tangible reminder of Hamilton’s military past; and as good representative example of an ammunition store that retains a high level of integrity that reflects its functional nature. Although the place has lost its contextual relationship with the Norton factory complex, which has largely disappeared, it remains an important feature that contributes to a wider historical theme of New Zealand’s defence activities. Further research has found that the single-storey timber building to the north of the former ammunitions store is also a remnant of the larger factory complex, which also adds to the place’s physical setting and historical context. Located in a relatively conspicuous location on the edge of Flynn Park and as a one of the last remaining buildings associated with the Hamilton factory, the place has a high degree of interpretative potential to increase understanding of this aspect of the city’s history. My review also finds that the place has medium (rather than high) technological and scientific qualities. Although utilising a practical solution for the roof, it is unlikely to be considered a technical achievement or innovative method of construction.</p> <p>The built heritage place is considered to have an overall qualifying Ranking threshold of High significance locally. As such, it meets the revised threshold outlined in the interim guidance to be eligible for inclusion as a Plan Ranking B built heritage place within Schedule 8A. As another remnant of the Norton factory complex, it is suggested that the single-storey timber building to the north (located within the same Certificate of Title (CT) boundary), which shares similar values to the former ammunitions store, is also considered as part of this built heritage place and its name included on Schedule 8A. This ensures that the collective values of both buildings are captured, appreciated and understood as one built heritage place.</p>			
Extent of place			
		<p>The proposed extent of place for 60 Dey Street (yellow outline) is the area that contains the heritage qualities that contribute to the significance of the place and is relevant to an understanding of its function, meaning and relationships.</p> <p>The proposed extent of place captures the CT boundary (black and white outline) that encompasses the features that contribute to the significance of the place, including the former ammunitions store, the single-storey building to the north, and part of the land once occupied by the Norton factory complex.</p>	
Record created by: Carolyn O’Neil, February 2024			

PLAN CHANGE 9 - BUILT HERITAGE CATEGORISATION RECORD

Address: 74 East Street, Enderley

Schedule 8A ID#

H190

Assessed significance

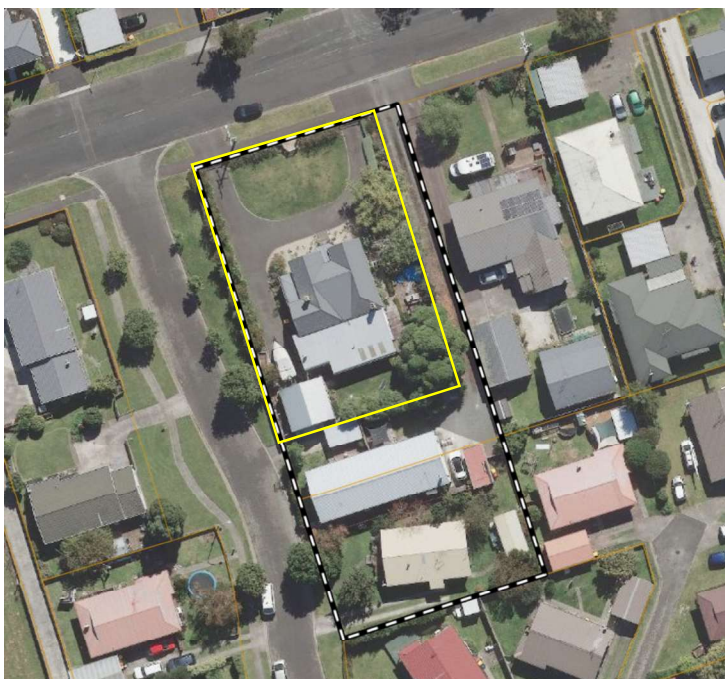
Heritage Assessment Criteria	WSP assessed significance	Recategorisation
a. Historic Qualities	Moderate	High
b. Physical/Aesthetic/Architectural Qualities	Moderate	High
c. Context Qualities	Moderate	Medium
d. Technological Qualities	Low	Low
e. Archaeological Qualities	Unknown	Unassessed
f. Cultural Qualities	Low	Low
g. Scientific Qualities	Low	Low
Ranking of Significance	Moderate – Plan Ranking B	High – Plan Ranking B

Comments

Using the revised heritage assessment criteria and based on the information available, my review finds that the built heritage place has high (rather than moderate) historic and physical/aesthetic/architectural qualities. The place is considered to reflect, and is an important remnant of, early twentieth century settlement patterns and residential development in an area of Hamilton that is now largely characterised by later development. It is also considered a good representative example of a double-bay villa despite some minor modifications.

The built heritage place is considered to have an overall qualifying Ranking threshold of **High significance locally**. As such, it meets the revised threshold outlined in the interim guidance to be eligible for inclusion as a **Plan Ranking B** built heritage place within Schedule 8A.

Extent of place



The proposed extent of place for 74 East Street (yellow outline) is the area that contains the heritage qualities that contribute to the significance of the place and is relevant to an understanding of its function, meaning and relationships.

The original site has been subdivided and the existing Certificate of Title boundary (black and white outline) comprises three separate dwellings. The proposed extent of place captures the portion of the Certificate of Title boundary that encompasses the features that contribute to the significance of the place, including the dwelling and its reduced garden setting, and is physically delineated by a boundary fence.

A site visit and/or further research may be required to determine whether any exclusions apply.

Record created by: Carolyn O'Neil, February 2024

PLAN CHANGE 9 - BUILT HERITAGE CATEGORISATION RECORD

Address: 106 Forest Lake Road, Forest Lake **Schedule 8A ID#** H197

Assessed significance

Heritage Assessment Criteria	WSP assessed significance	Recategorisation
a. Historic Qualities	Moderate	High
b. Physical/Aesthetic/Architectural Qualities	High	High
c. Context Qualities	Moderate	High
d. Technological Qualities	Low	Low
e. Archaeological Qualities	Unknown	Unassessed
f. Cultural Qualities	None	Moderate
g. Scientific Qualities	Moderate	Low
Ranking of Significance	High – Plan Ranking B	High – Plan Ranking B

Comments

Using the revised heritage assessment criteria and based on the information available, my review finds that the built heritage place has high (rather than moderate) historic qualities for reflecting important aspects of national social and political history, specifically for its association with a government housing initiative that provided housing under the Workers' Dwellings Act (1910) during a key period of increased population and employment opportunities in the locality as part of the Laurenson Settlement – Hamilton's earliest state housing. Although a modest villa/cottage with bungalow details, I agree the place warrants high physical/aesthetic/architectural qualities as an intact example of a dwelling that illustrates the variety of typologies and models adopted by the government for the programme. I also consider the place has high (rather than moderate) context qualities for its strong contribution to a group of several extant dwellings (nos. 78, 82, 84, 102, 104, 106, 126, 128 (and 140?)) on Forest Lake Road that formed the Laurenson Settlement and to a wider historical theme of workers' housing. I also consider the place has moderate (rather than none) cultural qualities for providing evidence of social and historical continuity, but has low (rather than moderate) scientific qualities as the place appears to contribute little to scientific information related to development.

The built heritage place is considered to have an overall qualifying Ranking threshold of **High significance regionally**. As such, it meets the revised threshold outlined in the interim guidance to be eligible for inclusion as a **Plan Ranking A** built heritage place within Schedule 8A.

Given the existence of so many of the dwellings (unscheduled, scheduled and HNZPT listed) associated with the first settlement of state housing in Hamilton, it is suggested that consideration be given to assessing the collective qualities of the Laurenson Settlement as a HHA. This would ensure that the significance of the area overall is more readily identified, protected, appreciated and understood.

Extent of place



The proposed extent of place for 106 Forest Lake Road (yellow outline) captures the Certificate of Title boundary (black and white outline) that encompasses the features that contribute to the significance of the place, including the dwelling and its original lot.

A site visit and/or further research may be required to determine whether any exclusions apply.

Record created by: Carolyn O'Neil, February 2024

PLAN CHANGE 9 - BUILT HERITAGE CATEGORISATION RECORD

Address: 3 Frances Street, Hamilton East **Schedule 8A ID#** H199

Assessed significance

Heritage Assessment Criteria	WSP assessed significance	Recategorisation
a. Historic Qualities	Moderate	Medium
b. Physical/Aesthetic/Architectural Qualities	Moderate	High
c. Context Qualities	Moderate	Medium
d. Technological Qualities	Low	Low
e. Archaeological Qualities	Unknown	Unassessed
f. Cultural Qualities	Low	Low
g. Scientific Qualities	Low	Low
Ranking of Significance	Moderate – Plan Ranking B	High – Plan Ranking B

Comments

Using the revised heritage assessment criteria and based on the information available, my review finds that the built heritage place has high (rather than medium) physical/aesthetic/architectural qualities as a distinctive and largely intact example of a double-bay villa, built following the establishment of Frances Street and retaining its original site.

The built heritage place is considered to have an overall qualifying Ranking threshold of **High significance locally**. As such, it meets the revised threshold outlined in the interim guidance to be eligible for inclusion as a **Plan Ranking B** built heritage place within Schedule 8A.

Extent of place



The proposed extent of place for 3 Frances Street (yellow outline) captures the Certificate of Title boundary (black and white outline) that encompasses the features that contribute to the significance of the place, including the dwelling and its original lot.

A site visit and/or further research may be required to determine whether any exclusions apply.

Record created by: Carolyn O'Neil, February 2024

PLAN CHANGE 9 - BUILT HERITAGE CATEGORISATION RECORD

Address:	Former Guardian Royal Exchange Building, 14 Garden Place, Hamilton Central (addressed 8 Garden Place on the operative district plan map)	Schedule 8A ID#	H206
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Assessed significance

Heritage Assessment Criteria	WSP assessed significance	Recategorisation
a. Historic Qualities	High	High
b. Physical/Aesthetic/Architectural Qualities	High	Medium
c. Context Qualities	High	High
d. Technological Qualities	Low	Low
e. Archaeological Qualities	Unknown	Unassessed
f. Cultural Qualities	Low	Low
g. Scientific Qualities	Low	Low
Ranking of Significance	High – Plan Ranking B	High – Plan Ranking B

Comments

Using the revised heritage assessment criteria and based on the information available, my review concurs that the built heritage place has high historic and context qualities. Built during the building boom of the 1950s in what developed as the city's 'insurance quarter', the place reflects an important period of development and economic growth in Hamilton, signalling a more prosperous time after WWII. As one of several medium-rise, mid-century 'insurance' buildings built around Garden Place following its formation, the place contributes to a wider historical and architectural theme that illustrates this post-war growth and a shift to modernity in Hamilton's main commercial area. My review also finds that the place has medium (rather than high) physical/aesthetic/architectural qualities. Although its faceted frontage gives the building some architectural and functional distinctiveness, changes to other parts of its principal (and most visible) elevation have compromised its physical integrity to a degree.

The built heritage place is considered to have an overall qualifying Ranking threshold of **High significance locally**. As such, it meets the revised threshold outlined in the interim guidance to be eligible for inclusion as a **Plan Ranking B** built heritage place within Schedule 8A.

Given the number of buildings around Garden Place that possess these shared built heritage qualities, it is suggested that consideration be given to assessing the significance of the area overall, either as an independent Garden Place HHA or as an extension to the notified *Victoria Street HHA* (Schedule 8D ID# 31). As illustrated in several of these reviews, the area has potential significance for its strong group of mid-century buildings and features that reflect important themes in Hamilton's developmental and economic history.

Extent of place



The proposed extent of place for 14 Garden Place (yellow outline) is the area that contains the heritage qualities that contribute to the significance of the place and is relevant to an understanding of its function, meaning and relationships.

The proposed extent of place captures the Certificate of Title boundary (CT) (black and white outline) that encompasses the features that contribute to the significance of the place, being the entire building. It also includes a portion of land to the south-east to ensure that the verandah is also captured.

Record created by: Carolyn O'Neil, February 2024

PLAN CHANGE 9 - BUILT HERITAGE CATEGORISATION RECORD

Address:	Former MLC Building, 20 Garden Place, Hamilton Central	Schedule 8A ID#	H207
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Assessed significance

Heritage Assessment Criteria	WSP assessed significance	Recategorisation
a. Historic Qualities	High	High
b. Physical/Aesthetic/Architectural Qualities	High	High
c. Context Qualities	High	High
d. Technological Qualities	Low	Low
e. Archaeological Qualities	Unknown	Unassessed
f. Cultural Qualities	Low	Low
g. Scientific Qualities	Low	Low
Ranking of Significance	High – Plan Ranking B	High – Plan Ranking B

Comments

Using the revised heritage assessment criteria and based on the information available, my review concurs that the built heritage place has high historic, physical/aesthetic/architectural, and context qualities. Built during the building boom of the 1950s in what developed as the city's 'insurance quarter', the place reflects an important period of development and economic growth in Hamilton, signalling a more prosperous time after WWII. It is also associated with Mutual Life and Citizen's Assurance Company (MLC), one of New Zealand's largest insurance and investment companies in the twentieth century. Further research has found that the place is the work of noted architects, Mitchell and Mitchell and construction company, Fletchers, and has value as a later example of their work for MLC and as one of a group of landmark MLC buildings designed across the country (incl. Wellington, Auckland). Despite visible changes at ground floor level, the place appears to retain a high level of physical integrity. Its prominent corner site and strong aesthetic qualities makes it a local landmark and, as one of several medium-rise buildings built around Garden Place following its formation, the place also contributes to a group of mid-century structures that illustrate Hamilton's post-war growth and a shift to modernity in its commercial architecture.

The built heritage place is considered to have an overall qualifying Ranking threshold of **High significance locally**. As such, it meets the revised threshold outlined in the interim guidance to be eligible for inclusion as a **Plan Ranking B** built heritage place within Schedule 8A.

Given the number of buildings around Garden Place that possess these shared built heritage qualities, it is suggested that consideration be given to assessing the significance of the area overall, either as an independent Garden Place HHA or as an extension to the notified *Victoria Street HHA* (Schedule 8D ID# 31). As illustrated in several of these reviews, the area has potential significance for its strong group of mid-century buildings and features that reflect important themes in Hamilton's developmental and economic history.

Extent of place



The proposed extent of place for 20 Garden Place (yellow outline) is the area that contains the heritage qualities that contribute to the significance of the place and is relevant to an understanding of its function, meaning and relationships. The Certificate of Title boundary (black and white outline) currently covers two buildings. The proposed extent of place captures the part of the boundary that encompasses the features that contribute to the significance of the place, being the entire building. It also includes strips of land to the south-east and south-west to ensure that the window hoods are captured.

Record created by: Carolyn O'Neil, February 2024

PLAN CHANGE 9 - BUILT HERITAGE CATEGORISATION RECORD

Address:	14 George Street, Claudelands	Schedule 8A ID#	H208
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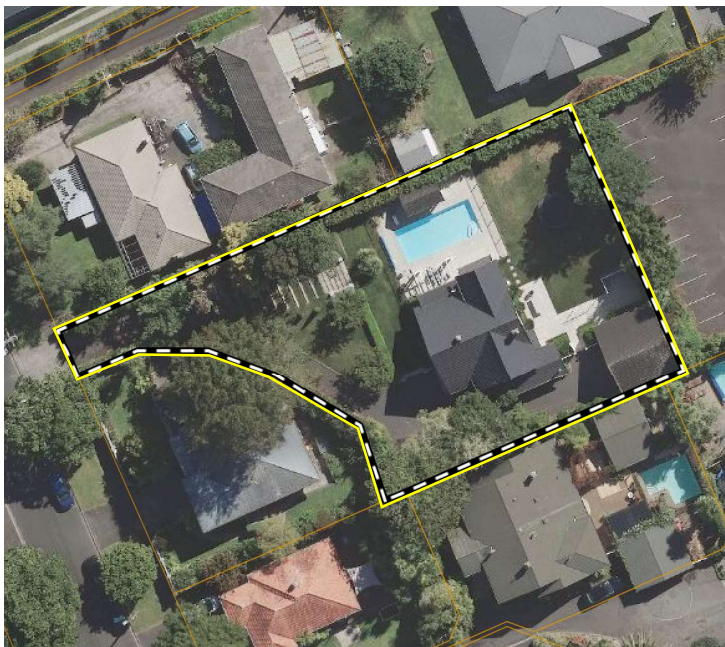
Assessed significance

Heritage Assessment Criteria	WSP assessed significance	Recategorisation
a. Historic Qualities	Moderate	High
b. Physical/Aesthetic/Architectural Qualities	Moderate	Medium
c. Context Qualities	Moderate	Medium
d. Technological Qualities	Low	Low
e. Archaeological Qualities	Unknown	Unassessed
f. Cultural Qualities	Low	Low
g. Scientific Qualities	Low	Low
Ranking of Significance	Moderate – Plan Ranking B	High – Plan Ranking B

Comments

Using the revised heritage assessment criteria and based on the information available, my review finds that the built heritage place has high (rather than moderate) historic qualities as the long-time family home of important solicitor, Hubert M. Hammond. Further research has found that Hammond was an early partner in the notable and long-standing Hamilton law firm of Stace Hammond (formerly Rogers, Stace & Hammond) and spent his entire career working there. The firm still operates today. Hammond Park and Hamilton Gardens' Camelia Garden are also named after him.

The built heritage place is considered to have an overall qualifying Ranking threshold of **High significance locally**. As such, it meets the revised threshold outlined in the interim guidance to be eligible for inclusion as a **Plan Ranking B** built heritage place within Schedule 8A.

Extent of place

The proposed extent of place for 14 George Street (yellow outline) is the area that contains the heritage qualities that contribute to the significance of the place and is relevant to an understanding of its function, meaning and relationships.

The proposed extent of place captures the Certificate of Title boundary (black and white outline) that encompasses the features that contribute to the significance of the place, including the principal dwelling and the remainder of its garden setting. The modern pool is identified as an exclusion.

Further research and/or a site visit may be required to determine whether any further exclusions apply.

Record created by: Carolyn O'Neil, February 2024

PLAN CHANGE 9 - BUILT HERITAGE CATEGORISATION RECORD

Address:	'Cluny', 103 Grey Street, Hamilton East	Schedule 8A ID#	H210
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Assessed significance

Heritage Assessment Criteria	WSP assessed significance	Recategorisation
a. Historic Qualities	Moderate	High
b. Physical/Aesthetic/Architectural Qualities	High	High
c. Context Qualities	Moderate	Medium
d. Technological Qualities	Low	Low
e. Archaeological Qualities	Unknown	Unassessed
f. Cultural Qualities	Low	Low
g. Scientific Qualities	Low	Low
Ranking of Significance	High – Plan Ranking B	High – Plan Ranking B

Comments

Using the revised heritage assessment criteria and based on the information available, my review finds that the built heritage place has high (rather than moderate) historic qualities for reflecting an early period of residential development in Hamilton's history and for its direct association with former military man and well-known individual, Captain James McPherson. McPherson was clerk to several local bodies including the Waikato County Council and was the first MP for the Waikato electorate. Built on his 'town' grant in c.1903, the place served as McPherson's residence and offices for local body administration work (his 'rural' property was 'Riverlea House' (Schedule 8A ID# H30)). The place is also of note for use as an early women's hospital and nursing home. My review concurs that the place has high physical/aesthetic/architectural qualities as an early and good representative example of a corner bay villa despite some modifications, and also finds that the place was the work of architects, Coyle and Jolly.

The built heritage place is considered to have an overall qualifying Ranking threshold of **High significance locally**. As such, it meets the revised threshold outlined in the interim guidance to be eligible for inclusion as a **Plan Ranking B** built heritage place within Schedule 8A.

Extent of place



The proposed extent of place for 103 Grey Street (yellow outline) is the area that contains the heritage qualities that contribute to the significance of the place and is relevant to an understanding of its function, meaning and relationships.

The proposed extent of place captures the Certificate of Title boundary (black and white outline) that encompasses the features that contribute to the significance of the place, including the dwelling and its reduced garden setting. The modern garage to the east is identified as an exclusion.

A site visit and/or further research may be required to determine whether any further exclusions apply.

Record created by: Carolyn O'Neil, February 2024

PLAN CHANGE 9 - BUILT HERITAGE CATEGORISATION RECORD

Address: Egan's Chambers, 379 Grey Street, Hamilton East **Schedule 8A ID#** H212

Assessed significance

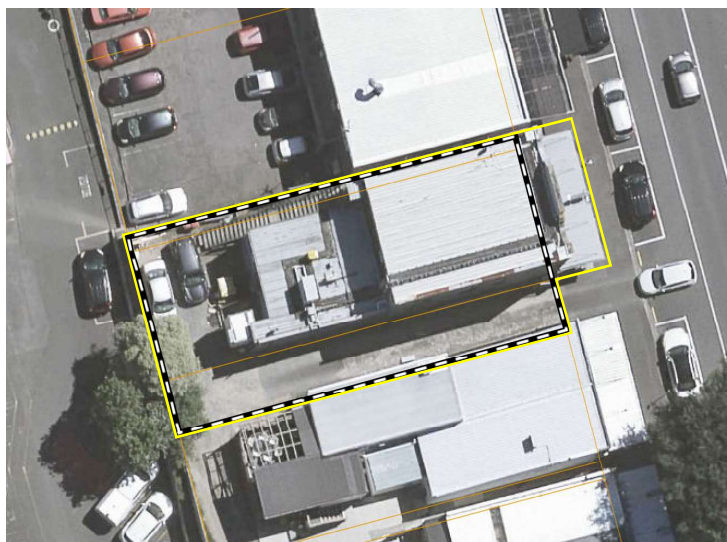
Heritage Assessment Criteria	WSP assessed significance	Recategorisation
a. Historic Qualities	Moderate	High
b. Physical/Aesthetic/Architectural Qualities	High	High
c. Context Qualities	Moderate	Medium
d. Technological Qualities	Low	Low
e. Archaeological Qualities	Unknown	Unassessed
f. Cultural Qualities	Low	Low
g. Scientific Qualities	Low	Low
Ranking of Significance	High – Plan Ranking B	High – Plan Ranking B

Comments

Using the revised heritage assessment criteria and based on the information available, my review concurs that the built heritage place has high physical/aesthetic/architectural qualities. The place was designed by prominent local architect, F. C. Daniell who was prolific in early twentieth century Hamilton and responsible for several important buildings, including the nearby County Building (Schedule 8A ID# H100) on the corner of Grey and Clyde streets, and Wesley Chambers (Schedule 8A ID# H37) on Victoria Street. Despite some ground floor modifications, the place is considered a good representative example of his known inter-war commercial work. My review also finds that the place has high (rather than moderate) historic qualities as a surviving remnant and tangible reminder of Grey Street's early twentieth century commercial development and its establishment (together with Victoria Street) as one of Hamilton's main commercial streets that has since experienced change.

The built heritage place is considered to have an overall qualifying Ranking threshold of **High significance locally**. As such, it meets the revised threshold outlined in the interim guidance to be eligible for inclusion as a **Plan Ranking B** built heritage place within Schedule 8A.

Extent of place



The proposed extent of place for 379 Grey Street (yellow outline) is the area that contains the heritage qualities that contribute to the significance of the place and is relevant to an understanding of its function, meaning and relationships.

The proposed extent of place captures the Certificate of Title boundary (black and white outline) that encompasses the features that contribute to the significance of the place, including the commercial building and a portion of the footpath to ensure the verandah is captured.

Further research and/or a site visit may be required to determine whether any exclusions apply.

Record created by: Carolyn O'Neil, February 2024

PLAN CHANGE 9 - BUILT HERITAGE CATEGORISATION RECORD

Address: 707-711 Grey Street, Hamilton East **Schedule 8A ID#** H214

Assessed significance

Heritage Assessment Criteria	WSP assessed significance	Recategorisation
a. Historic Qualities	High	High
b. Physical/Aesthetic/Architectural Qualities	High	High
c. Context Qualities	High	Medium
d. Technological Qualities	Low	Low
e. Archaeological Qualities	Unknown	Unassessed
f. Cultural Qualities	Moderate	Medium
g. Scientific Qualities	Low	Low
Ranking of Significance	High – Plan Ranking B	High – Plan Ranking B

Comments

The built heritage place at 707-711 Grey Street comprises a single bay villa and associated shop building. Using the revised heritage assessment criteria and based on the information available, my review concurs that the place has high historic and physical/aesthetic/architectural qualities as a tangible reminder of an early suburban shop and for reflecting an example of how residential uses were combined with retail – a pattern of development and a way of life that is becoming increasingly uncommon. Although modifications have occurred, the form, key architectural components and relationship between the two structures appear largely intact and legible. My review finds that the place has medium (rather than high) context qualities for its contribution to a small, yet changed commercial context.

The built heritage place is considered to have an overall qualifying Ranking threshold of **High significance locally**. As such, it meets the revised threshold outlined in the interim guidance to be eligible for inclusion as a **Plan Ranking B** built heritage place within Schedule 8A.

Extent of place



The proposed extent of place at 707-711 Grey Street (yellow outline) is the area that contains the heritage qualities that contribute to the significance of the place and is relevant to an understanding of its function, meaning and relationships.

The proposed extent of place captures the Certificate of Title boundary (black and white outline) that encompasses the features that contribute to the significance of the place, including the dwelling and shop and the land they have occupied since the early twentieth century. It also includes a portion of the footpath to ensure that the shop verandah (a key feature of the building) is also captured.

A site visit and/or further research may be required to determine whether any exclusions apply.

Record created by: Carolyn O'Neil, February 2024

PLAN CHANGE 9 - BUILT HERITAGE CATEGORISATION RECORD

Address: A. Ebbett's Residence, 13 Hammond Street, Hamilton Central **Schedule 8A ID#** H217

Assessed significance

Heritage Assessment Criteria	WSP assessed significance	Recategorisation
a. Historic Qualities	High	High
b. Physical/Aesthetic/Architectural Qualities	High	High
c. Context Qualities	Moderate	Medium
d. Technological Qualities	Low	Low
e. Archaeological Qualities	Unknown	Unassessed
f. Cultural Qualities	Low	Low
g. Scientific Qualities	Low	Low
Ranking of Significance	High – Plan Ranking B	High – Plan Ranking B

Comments

Using the revised heritage assessment criteria and based on the information available, my review concurs that the built heritage place has high historic and physical/aesthetic/architectural qualities for its direct association with local individual, Alfred Ebbett, who founded the successful local business of Ebbett Motors in 1928, and as an architecturally distinctive residence exhibiting Arts and Crafts and Spanish Mission influences, understood to be designed by notable architect, J. E. Chitty who was prolific in Hamilton during the early twentieth century.

The built heritage place is considered to have an overall qualifying Ranking threshold of **High significance locally**. As such, it meets the revised threshold outlined in the interim guidance to be eligible for inclusion as a **Plan Ranking B** built heritage place within Schedule 8A.

Extent of place




The proposed extent of place for 13 Hammond Street (yellow outline) is the area that contains the heritage qualities that contribute to the significance of the place and is relevant to an understanding of its function, meaning and relationships.

The proposed extent of place captures the Certificate of Title boundary (black and white outline) that encompasses the features that contribute to the significance of the place, including the dwelling and early garage. The secondary dwelling (to the east (rear)) is identified as an exclusion.

A site visit and/or further information may be required to determine whether any further exclusions apply.

Record created by: Carolyn O'Neil, February 2024

PLAN CHANGE 9 - BUILT HERITAGE CATEGORISATION RECORD

Address:	Hamilton West School Main Classroom Building, 36 Hammond Street, Hamilton Central	Schedule 8A ID#	H218
Assessed significance			
Heritage Assessment Criteria	WSP assessed significance	Recategorisation	
a. Historic Qualities	High	High	
b. Physical/Aesthetic/Architectural Qualities	High	High	
c. Context Qualities	High	Medium	
d. Technological Qualities	Moderate	Low	
e. Archaeological Qualities	Unknown	Unassessed	
f. Cultural Qualities	High	High	
g. Scientific Qualities	Moderate	Low	
Ranking of Significance	High – Plan Ranking B	High – Plan Ranking B	
Comments			
<p>Using the revised heritage assessment criteria and based on the information available, my review concurs that the built heritage place has high historic, physical/aesthetic/architectural, and cultural qualities for its association with the expansion of education in the locality during the early twentieth century; as a good and largely intact representative example of a new era of 1930-40s school buildings promoted by the first Labour Government that continued the principles of ‘open/fresh-air’ classrooms; and as a context for community identity and sense of place. My review also finds the place has medium (rather than high) context qualities and low (rather than moderate) technology and scientific qualities. Although relatively conspicuous in the locality and contributing to a wider historical and cultural landscape of education, the place’s setting has gradually changed and the innovative elements identified are considered relatively commonplace for the time.</p> <p>The built heritage place is considered to have an overall qualifying Ranking threshold of High significance locally. As such, it meets the revised threshold outlined in the interim guidance to be eligible for inclusion as a Plan Ranking B built heritage place within Schedule 8A.</p>			
Extent of place			
			
<p>The proposed extent of place for 36 Hammond Street (yellow outline) is the area that contains the heritage qualities that contribute to the significance of the place and is relevant to an understanding of its function, meaning and relationships.</p> <p>The proposed extent of place captures the portion of the Certificate of Title boundary (black and white outline) that encompasses the features that contribute to the significance of the place, including the main classroom building, an area of land around the building following (where possible) existing boundary, path, and/or yard alignments. The portion of the building to the north captured in the extent is identified as an exclusion. It is suggested that a site visit and/or further research be undertaken to confirm.</p>			
Record created by: Carolyn O’Neil, February 2024			

PLAN CHANGE 9 - BUILT HERITAGE CATEGORISATION RECORD

Address:	Fairfield Buildings, 1004 Heaphy Terrace, Fairfield	Schedule 8A ID#	H220
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Assessed significance

Heritage Assessment Criteria	WSP assessed significance	Recategorisation
a. Historic Qualities	Moderate	High
b. Physical/Aesthetic/Architectural Qualities	High	High
c. Context Qualities	Moderate	Medium
d. Technological Qualities	Low	Low
e. Archaeological Qualities	Unknown	Unassessed
f. Cultural Qualities	Low	Low
g. Scientific Qualities	Low	Low
Ranking of Significance	High – Plan Ranking B	High – Plan Ranking B

Comments

Using the revised heritage assessment criteria and based on the information available, my review concurs that the built heritage place has high physical/aesthetic/architectural qualities as a good representative example of an early twentieth century suburban shop, despite modifications. Built by well-known local contractor, John Paterson in 1924, the place was established as part of his broader residential subdivision. Erected to serve 'the rising suburb' of Fairfield, my review also finds that the place has high (rather than moderate) historic qualities for reflecting an important period of interwar development in the locality (when Fairfield was outside the Hamilton boundary) and for illustrating a way of life that was once common when there was greater reliance on corner shops and conveniences for everyday needs.

The built heritage place is considered to have an overall qualifying Ranking threshold of **High significance locally**. As such, it meets the revised threshold outlined in the interim guidance to be eligible for inclusion as a **Plan Ranking B** built heritage place within Schedule 8A.

Extent of place



The proposed extent of place for 1004 Heaphy Terrace (yellow outline) is the area that contains the heritage qualities that contribute to the significance of the place and is relevant to an understanding of its function, meaning and relationships.

The proposed extent of place captures the Certificate of Title boundary (black and white outline) that encompasses the features that contribute to the significance of the place, including the corner shop building and portions of the footpath to ensure the verandah is captured.

Further research and/or a site visit may be required to determine whether any exclusions apply.

Record created by: Carolyn O'Neil, February 2024

PLAN CHANGE 9 - BUILT HERITAGE CATEGORISATION RECORD

Address: Gosling & Higgins Building, 62 High Street, Frankton **Schedule 8A ID#** H221

Assessed significance

Heritage Assessment Criteria	WSP assessed significance	Recategorisation
a. Historic Qualities	Moderate	High
b. Physical/Aesthetic/Architectural Qualities	Moderate	Medium
c. Context Qualities	Moderate	Medium
d. Technological Qualities	Low	Low
e. Archaeological Qualities	Unknown	Unassessed
f. Cultural Qualities	Low	Low
g. Scientific Qualities	Moderate* (Low)	Low
Ranking of Significance	Moderate – Plan Ranking B	High – Plan Ranking B

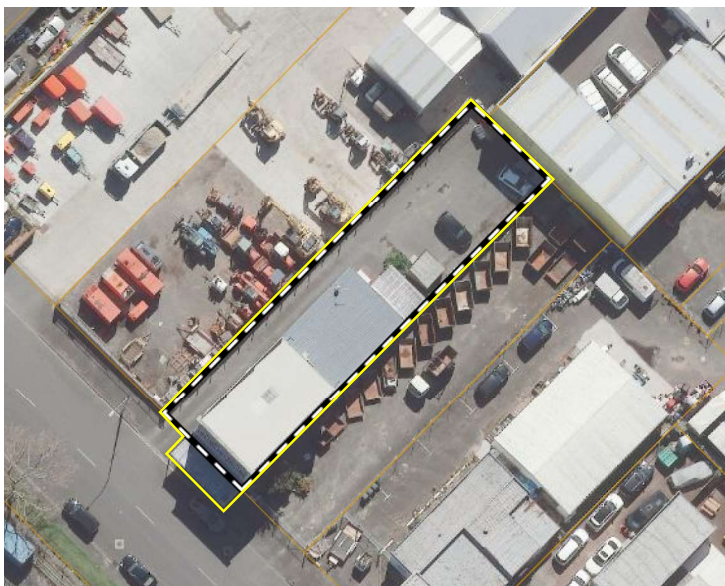
Comments

An inconsistency is noted in the Heritage Inventory Assessment Form for this built heritage place. This relates to the different levels of significance assigned to the cultural qualities criterion in different parts of the report.

Using the revised heritage assessment criteria, based on the information available and following further research, my review finds that the built heritage place has high (rather than moderate) historic qualities for its direct relationship with W. Aubrey Gosling who was at the forefront of Frankton's development in the early twentieth century. Used regularly as the meeting place for the Town Board, as the offices (referred to as the 'Council Chambers') for the Borough Council, and as a venue for several clubs and societies, the place is also associated with important aspects of local civic, social, and commercial life at a key time of progress and expansion in the history of the locality. Located opposite the railway in close proximity to Frankton's main commercial street, the place contributes to a group of buildings, including the Frankton Hotel (Schedule 8A ID# H17), that reflect an important period of development in the locality, though its immediate vacant setting appears to have experienced changed.

The built heritage place is considered to have an overall qualifying Ranking threshold of **High significance locally**. As such, it meets the revised threshold outlined in the interim guidance to be eligible for inclusion as a **Plan Ranking B** built heritage place within Schedule 8A.

Extent of place



The proposed extent of place for 62 High Street (yellow outline) is the area that contains the heritage qualities that contribute to the significance of the place and is relevant to an understanding of its function, meaning and relationships.

The proposed extent of place captures the Certificate of Title boundary (black and white outline) that encompasses the features that contribute to the significance of the place, including the principal building and a portion of the footpath to ensure the verandah and decorative verandah posts are captured.

Further research and/or a site visit may be required to determine whether any exclusions apply.

Record created by: Carolyn O'Neil, February 2024

PLAN CHANGE 9 - BUILT HERITAGE CATEGORISATION RECORD

Address: Richmond House, 29 Horne Street, Hamilton Central **Schedule 8A ID#** H222

Assessed significance

Heritage Assessment Criteria	WSP assessed significance	Recategorisation
a. Historic Qualities	Moderate	Medium
b. Physical/Aesthetic/Architectural Qualities	High	High
c. Context Qualities	High	High
d. Technological Qualities	Low	Low
e. Archaeological Qualities	Unknown	Unassessed
f. Cultural Qualities	Low	Low
g. Scientific Qualities	Low	Low
Ranking of Significance	High – Plan Ranking B	High – Plan Ranking B

Comments

Using the revised heritage assessment criteria and based on the information available, my review concurs that the built heritage place has high physical/aesthetic/architectural and context qualities as a distinctive, locally conspicuous, and largely intact concrete dwelling exhibiting elements of the Arts and Crafts and Bungalow styles and as the work of owner and well-known builder, Harold Bartlett Martin. The subdivision of the site means that the northern part of the original garden now has a separate Certificate of Title and street address (no. 31), yet appears to remain in the same ownership. This may limit the ability to capture the full extent of the original garden setting and features that contribute to the place's (high) context qualities.

The built heritage place is considered to have an overall qualifying Ranking threshold of **High significance locally**. As such, it meets the revised threshold outlined in the interim guidance to be eligible for inclusion as a **Plan Ranking B** built heritage place within Schedule 8A.

Extent of place



The proposed extent of place for 29 Horne Street (yellow outline) is the area that contains the heritage qualities that contribute to the significance of the place and is relevant to an understanding of its function, meaning and relationships.

The proposed extent of place captures the Certificate of Title boundary (black and white outline) that encompasses the features that contribute to the significance of the place, including the principal dwelling and part of the early front boundary wall and entrance gates. Some of these features (e.g., the remainder of boundary wall and mature garden setting) now fall outside the Certificate of Title boundary. It is therefore suggested that consideration be given to also including the part of the historic place now addressed as 31 Horne Street (yellow dotted line).

Record created by: Carolyn O'Neil, February 2024

PLAN CHANGE 9 - BUILT HERITAGE CATEGORISATION RECORD

Address:	Frankton Junction Presbyterian Church, 11 King Street, Frankton (addressed as 0 King Street on the operative district plan map)	Schedule 8A ID#	H226
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Assessed significance

Heritage Assessment Criteria	WSP assessed significance	Recategorisation
a. Historic Qualities	High	High
b. Physical/Aesthetic/Architectural Qualities	High	High
c. Context Qualities	Moderate	Medium
d. Technological Qualities	Moderate	Low
e. Archaeological Qualities	Unknown	Unassessed
f. Cultural Qualities	High	High
g. Scientific Qualities	Low	Low
Ranking of Significance	High – Plan Ranking B	High – Plan Ranking B

Comments

Using the revised heritage assessment criteria and based on the information available, my review concurs that the place has high historic, physical/aesthetic/architectural, and cultural qualities for reflecting the rapidly growing community of Frankton during the early twentieth century; as a good representative example of a neo-gothic church building (that notably incorporates the original mission hall to the rear) designed by well-known architects, Daniell & Anderson; and for its social and symbolic values as a long-standing place of worship that provides a context for community identity. Being of a standard method of construction, my review also finds that the place has low (rather than moderate) technological qualities.

It is suggested that consideration is given to revisiting the name of the built heritage place, which is understood to have long been known as First Church.

The built heritage place is considered to have an overall qualifying Ranking threshold of **High significance locally**. As such, it meets the revised threshold outlined in the interim guidance to be eligible for inclusion as a **Plan Ranking B** built heritage place within Schedule 8A.

Extent of place

The proposed extent of place for the Frankton Junction Presbyterian Church (yellow outline) is the area that contains the heritage qualities that contribute to the significance of the place and is relevant to an understanding of its function, meaning and relationships.

The Certificate of Title boundary (black and white outline) is a relatively large site that encompasses several buildings that may all be associated with the Presbyterian Church. The proposed extent of place captures the features that contribute to the significance of the place, including the c.1912 timber church and the original mission hall attached to the rear.

A site visit and/or further research may be required to verify the extent of place and determine whether any exclusions apply.

Record created by: Carolyn O'Neil, February 2024

PLAN CHANGE 9 - BUILT HERITAGE CATEGORISATION RECORD

Address: 8 Kotahi Avenue, Beerescourt **Schedule 8A ID#** H228

Assessed significance

Heritage Assessment Criteria	WSP assessed significance	Recategorisation
a. Historic Qualities	Moderate	Medium
b. Physical/Aesthetic/Architectural Qualities	High	High
c. Context Qualities	Moderate	Medium
d. Technological Qualities	Low	Low
e. Archaeological Qualities	Unknown	Unassessed
f. Cultural Qualities	Low	Low
g. Scientific Qualities	Low	Low
Ranking of Significance	High – Plan Ranking B	High – Plan Ranking B

Comments

Using the revised heritage assessment criteria and based on the information available, my review concurs that the built heritage place has high physical/aesthetic/architectural qualities as a good representative example of a grand English Cottage Revival/Arts and Crafts residence that retains a high degree of physical integrity (including internal fabric and features). The place exhibits many of the architectural qualities (incl. chimneys, windows) visible in the work of well-known local architect, Archibald Macdonald (though his involvement remains unconfirmed) and contributes positively to a group of similarly styled grand residences overlooking the river that were built prior to the construction of the Fairfield bridge.

The built heritage place is considered to have an overall qualifying Ranking threshold of **High significance locally**. As such, it meets the revised threshold outlined in the interim guidance to be eligible for inclusion as a **Plan Ranking B** built heritage place within Schedule 8A.

Extent of place



The proposed extent of place for 8 Kotahi Avenue (yellow outline) is the area that contains the heritage qualities that contribute to the significance of the place and is relevant to an understanding of its function, meaning and relationships.

The proposed extent of place captures the Certificate of Title boundary (black and white outline) that encompasses the features that contribute to the significance of the place, including the principal dwelling and the remainder of its original lot. The modern pool is identified as an exclusion.

A site visit and/or further information may be required to determine whether any further exclusions apply.

Record created by: Carolyn O'Neil, February 2024

PLAN CHANGE 9 - BUILT HERITAGE CATEGORISATION RECORD

Address: Harris House, 58A Lake Crescent, Hamilton Lake **Schedule 8A ID#** H230

Assessed significance

Heritage Assessment Criteria	WSP assessed significance	Recategorisation
a. Historic Qualities	High	Medium
b. Physical/Aesthetic/Architectural Qualities	High	High
c. Context Qualities	High	High
d. Technological Qualities	Low	Low
e. Archaeological Qualities	Unknown	Unassessed
f. Cultural Qualities	Moderate	Medium
g. Scientific Qualities	Low	Low
Ranking of Significance	High – Plan Ranking B	High – Plan Ranking B

Comments

Using the revised heritage assessment criteria and based on the information available, my review concurs that the built heritage place has high physical/aesthetic/architectural and context qualities as a good representative and multi award-winning example of the work of prominent New Zealand (Hamilton-born) architect, Roger Walker and for its distinctive aesthetic qualities and relationship with the lake. My review also finds that the place has medium (rather than high) historic qualities. As it was not the home of Walker himself, it is not considered that high significance can be assigned under this criterion, rather this connection is (and has been) more appropriately captured under the physical/aesthetic/architectural criterion.

The built heritage place is considered to have an overall qualifying Ranking threshold of **High significance locally**. As such, it meets the revised threshold outlined in the interim guidance to be eligible for inclusion as a **Plan Ranking B** built heritage place within Schedule 8A.

Extent of place



The proposed extent of place for 58A Lake Crescent (yellow outline) is the area that contains the heritage qualities that contribute to the significance of the place and is relevant to an understanding of its function, meaning and relationships.

The proposed extent of place captures the Certificate of Title boundary (black and white outline) that encompasses the features that contribute to the significance of the place, including the dwelling and (what is understood to be) the original garage. It also enables views of the building from the lake and glimpsed views from the street.

A site visit and/or further research may be required to determine whether any exclusions apply.

Record created by: Carolyn O'Neil, February 2024

PLAN CHANGE 9 - BUILT HERITAGE CATEGORISATION RECORD

Address: 74 Lake Crescent, Hamilton Lake **Schedule 8A ID#** H231

Assessed significance

Heritage Assessment Criteria	WSP assessed significance	Recategorisation
a. Historic Qualities	Moderate	High
b. Physical/Aesthetic/Architectural Qualities	High	High
c. Context Qualities	Moderate	Medium
d. Technological Qualities	Low	Low
e. Archaeological Qualities	Unknown	Unassessed
f. Cultural Qualities	Low	Low
g. Scientific Qualities	Low	Low
Ranking of Significance	High – Plan Ranking B	High – Plan Ranking B

Comments

Using the revised heritage assessment criteria and based on the information available, my review finds that the built heritage place has high (rather than moderate) historic qualities for its direct and long-time association with noted surgeon and distinguished serviceman, George William Gower (after whom Gower Park is named) and his wife Elsie (nee. Holden) whose family owned nearby 'Lake House' (Schedule 8A ID# H21). My review concurs that the place has high physical/aesthetic/architectural qualities. The storey-and-a-half residence is considered a good, and largely intact, representative example of the Arts and Crafts style, and further research has found that the place was designed by noted local architects, Edgecumbe and White.

The built heritage place is considered to have an overall qualifying Ranking threshold of **High significance locally**. As such, it meets the revised threshold outlined in the interim guidance to be eligible for inclusion as a **Plan Ranking B** built heritage place within Schedule 8A.

Extent of place



The proposed extent of place for 74 Lake Crescent (yellow outline) is the area that contains the heritage qualities that contribute to the significance of the place and is relevant to an understanding of its function, meaning and relationships.

The proposed extent of place captures the Certificate of Title boundary (black and white outline) that encompasses the features that contribute to the significance of the place, including the principal dwelling and its (reduced) garden setting.

A site visit and/or further information may be required to determine whether exclusions apply.

Record created by: Carolyn O'Neil, February 2024

PLAN CHANGE 9 - BUILT HERITAGE CATEGORISATION RECORD**Address:** 4/13 Manning Street, Hamilton Central **Schedule 8A ID#** H236**Assessed significance**

Heritage Assessment Criteria	WSP assessed significance	Recategorisation
a. Historic Qualities	Moderate	High
b. Physical/Aesthetic/Architectural Qualities	High	High
c. Context Qualities	Moderate	Low
d. Technological Qualities	Low	Low
e. Archaeological Qualities	Unknown	Unassessed
f. Cultural Qualities	Low	Low
g. Scientific Qualities	Low	Low
Ranking of Significance	High – Plan Ranking B	High – Plan Ranking B

Comments

Using the revised heritage assessment criteria and based on the information available, my review finds that the built heritage place has high (rather than moderate) historic qualities for its direct association with well-known local person, Archibald Macdonald, who purchased and occupied the property during a key period in his architectural career. Despite some additions, I concur that the place has high physical/aesthetic/architectural qualities as a notable and unusual example of an Arts and Crafts inspired residence, and as a good representative example of Macdonald's known residential works. My review also finds that the place has low (rather than moderate) context qualities due to its compromised immediate setting, including loss of early boundary treatment and context.

The built heritage place is considered to have an overall qualifying Ranking threshold of **High significance locally**. As such, it meets the revised threshold outlined in the interim guidance to be eligible for inclusion as a **Plan Ranking B** built heritage place within Schedule 8A.

Extent of place


The proposed extent of place for 4/13 Manning Street (yellow outline) is the area that contains the heritage qualities that contribute to the significance of the place and is relevant to an understanding of its function, meaning and relationships.

The proposed extent of place captures the Certificate of Title boundary (black and white outline) that encompasses the features that contribute to the significance of the place, including the dwelling and the remaining portion of its early property boundary.

A site visit and/or further research may be required to determine whether any exclusions apply.

Record created by: Carolyn O'Neil, February 2024

PLAN CHANGE 9 - BUILT HERITAGE CATEGORISATION RECORD

Address:	57 Memorial Drive, Claudelands	Schedule 8A ID#	H244
Assessed significance			
Heritage Assessment Criteria	WSP assessed significance	Recategorisation	
a. Historic Qualities	Moderate	High	
b. Physical/Aesthetic/Architectural Qualities	Moderate	Medium	
c. Context Qualities	Moderate	High	
d. Technological Qualities	Low	Low	
e. Archaeological Qualities	Unknown	Unassessed	
f. Cultural Qualities	Moderate	Medium (High)	
g. Scientific Qualities	Low	Low	
Ranking of Significance	Moderate – Plan Ranking B	High – Plan Ranking B	
Comments			
<p>The dwelling at 57 Memorial Drive is located in Memorial Park. It is noted that the report for this dwelling actually documents the history of a different dwelling – being that associated with George Parr in neighbouring Parana Park. Given this discrepancy, a recategorisation of the place’s assessed heritage significance is not possible as the building researched is currently outside the scope of this review. However, further research provided by HCC has helped determine the potential built heritage qualities for the correct dwelling at 57 Memorial Drive, which forms the basis of this high-level assessment.</p> <p>The dwelling at 57 Memorial Drive was built as the caretaker’s cottage for the ‘Soliders’ Memorial Park’, following its establishment as a WWI memorial in c.1919. Located in a key riverside location, the park contains objects and memorials to various wars and events that are significant to Hamilton.</p> <p>Using the revised heritage assessment criteria and based on the information available, the built heritage place has high historic qualities as an integral part of Memorial Park, a long-established war memorial landscape and for its association with the development of civic and commemorative amenities (including the creation of urban parks) in early twentieth century Hamilton. As a place to monitor park behaviour, it also reflects historical attitudes towards public (dis)order. As a relatively common (rather than notable or good representative) example of a simple cottage in the bungalow style, the place is considered to have no greater than medium physical/aesthetic/architectural qualities at this time. Contributing to a historic landscape associated with commemoration and recreation, the place is also considered to have high context qualities and has potential (as part of Memorial Park) to have high cultural qualities as a place of community identity and social significance.</p> <p>The built heritage place is considered to have an overall qualifying Ranking threshold of High significance regionally. As such, it meets the revised threshold outlined in the interim guidance to be eligible for inclusion as a Plan Ranking B built heritage place within Schedule 8A. It is suggested that a more fulsome assessment is undertaken of Memorial Park as a whole, including the cenotaph (which is covered by a separate Certificate of Title (CT) – 30 Memorial Drive) to ensure that the qualities associated with this important historic landscape are appropriately identified, appreciated and understood.</p>			
Extent of place			
		<p>The proposed extent of place for 57 Memorial Drive (yellow outline) is the area that contains the heritage qualities that contribute to the significance of the place and is relevant to an understanding of its function, meaning and relationships.</p> <p>The proposed extent of place captures the CT boundary (black and white outline) that encompasses the features that contribute to the significance of the place, including the former caretaker’s cottage and a large portion of Memorial Park with associated objects and memorials. Ideally an assessment of the entire Memorial Park would capture the broader park landscape, including part of neighbouring 30 Memorial Drive (yellow dotted outline).</p>	
Record created by: Carolyn O’Neil, February 2024			

PLAN CHANGE 9 - BUILT HERITAGE CATEGORISATION RECORD

Address: 50 Nixon Street, Hamilton East **Schedule 8A ID#** H249

Assessed significance

Heritage Assessment Criteria	WSP assessed significance	Recategorisation
a. Historic Qualities	High* (Moderate)	High
b. Physical/Aesthetic/Architectural Qualities	High	High
c. Context Qualities	Moderate	Medium
d. Technological Qualities	Low	Low
e. Archaeological Qualities	Unknown	Unassessed
f. Cultural Qualities	Low	Low
g. Scientific Qualities	Low* (Moderate)	Low
Ranking of Significance	High – Plan Ranking B	High – Plan Ranking B

Comments

Inconsistencies are noted in the Heritage Inventory Assessment Form for this built heritage place. These relate to the different levels of significance assigned to the historic qualities and scientific qualities criteria in different parts of the report.

Using the revised heritage assessment criteria and based on the information available, my review concurs that the built heritage place has high historic and physical/aesthetic/architectural qualities. Believed to date from the 1870s-80s when it was owned by gardener, William Palmer, the place reflects an early period of settlement and residential development in Hamilton's history. It is possible that the bay was an early addition, however, it is considered that it does not detract from the place's physical qualities as a relatively rare and good representative example of a late nineteenth century cottage in the locality.

The built heritage place is considered to have an overall qualifying Ranking threshold of **High significance locally**. As such, it meets the revised threshold outlined in the interim guidance to be eligible for inclusion as a **Plan Ranking B** built heritage place within Schedule 8A.

Extent of place



The proposed extent of place for 50 Nixon Street (yellow outline) is the area that contains the heritage qualities that contribute to the significance of the place and is relevant to an understanding of its function, meaning and relationships.

The proposed extent of place captures the Certificate of Title boundary (black and white outline) that encompasses the features that contribute to the significance of the place, including the dwelling and the remainder of its once large garden setting (which was subdivided into residential lots in the 1940s).

A site visit and/or further research may be required to determine whether any exclusions apply.

Record created by: Carolyn O'Neil, February 2024

PLAN CHANGE 9 - BUILT HERITAGE CATEGORISATION RECORD

Address: 179 Nixon Street, Hamilton East **Schedule 8A ID#** H250

Assessed significance

Heritage Assessment Criteria	WSP assessed significance	Recategorisation
a. Historic Qualities	Moderate	High
b. Physical/Aesthetic/Architectural Qualities	High	High
c. Context Qualities	Moderate* (High)	Medium
d. Technological Qualities	Low	Low
e. Archaeological Qualities	Unknown	Unassessed
f. Cultural Qualities	Low	Low
g. Scientific Qualities	Low	Low
Ranking of Significance	High – Plan Ranking B	High – Plan Ranking B

Comments

An inconsistency is noted in the Heritage Inventory Assessment Form for this built heritage place. This relates to the different levels of significance assigned to the cultural qualities criterion in different parts of the report.

Using the revised heritage assessment criteria and based on the information available, my review finds that the built heritage place has high (rather than moderate) historic qualities. As the owner, rather than occupier, of the dwelling, I agree that local architect, Archibald MacDonald's association with place does not warrant high significance. However, pre-dating 1906, I do consider the place reflects, and is an important tangible reminder of, an early period of settlement and residential development in Hamilton's history. My review concurs that the place has high physical/aesthetic/architectural qualities as a relatively rare and good representative example of a simple colonial-style cottage surviving in the locality.

The built heritage place is considered to have an overall qualifying Ranking threshold of **High significance locally**. As such, it meets the revised threshold outlined in the interim guidance to be eligible for inclusion as a **Plan Ranking B** built heritage place within Schedule 8A.

Extent of place



The proposed extent of place for 179 Nixon Street (yellow outline) is the area that contains the heritage qualities that contribute to the significance of the place and is relevant to an understanding of its function, meaning and relationships.

The proposed extent of place captures the Certificate of Title boundary (black and white outline) that encompasses the features that contribute to the significance of the place, including the dwelling and its early lot with garden setting.

Record created by: Carolyn O'Neil, February 2024

PLAN CHANGE 9 - BUILT HERITAGE CATEGORISATION RECORD

Address: 287 Peachgrove Road, Fairfield **Schedule 8A ID#** H260

Assessed significance

Heritage Assessment Criteria	WSP assessed significance	Recategorisation
a. Historic Qualities	Moderate	High
b. Physical/Aesthetic/Architectural Qualities	High	High
c. Context Qualities	Moderate	Medium
d. Technological Qualities	Low	Low
e. Archaeological Qualities	Unknown	Unassessed
f. Cultural Qualities	None	Low
g. Scientific Qualities	Low	Low
Ranking of Significance	High – Plan Ranking B	High – Plan Ranking B

Comments

Using the revised heritage assessment criteria, my review concurs that the built heritage place has high physical/aesthetic/architectural qualities as a notable and largely intact example of a corner-angled bay villa. It has also been confirmed that the place is the work of well-known local architect, F. E. Smith. I also consider that the place has high (rather than moderate) historic qualities for its association with well-known flax miller, Frederick William Seifert and for its subsequent connection with well-regarded individual, Canon B. H. Pierard MBE, who provided spiritual guidance to the Waikato Diocesan School for Girls and was Chaplain to the RSA. Built in c.1907, it also reflects an important period of early development in the locality. My review also finds that the place has low (rather than none) cultural qualities, which is consistent with the assessment of other similar built heritage places of this type.

The built heritage place is considered to have an overall qualifying Ranking threshold of **High significance locally**. As such, it meets the revised threshold outlined in the interim guidance to be eligible for inclusion as a **Plan Ranking B** built heritage place within Schedule 8A.

Extent of place



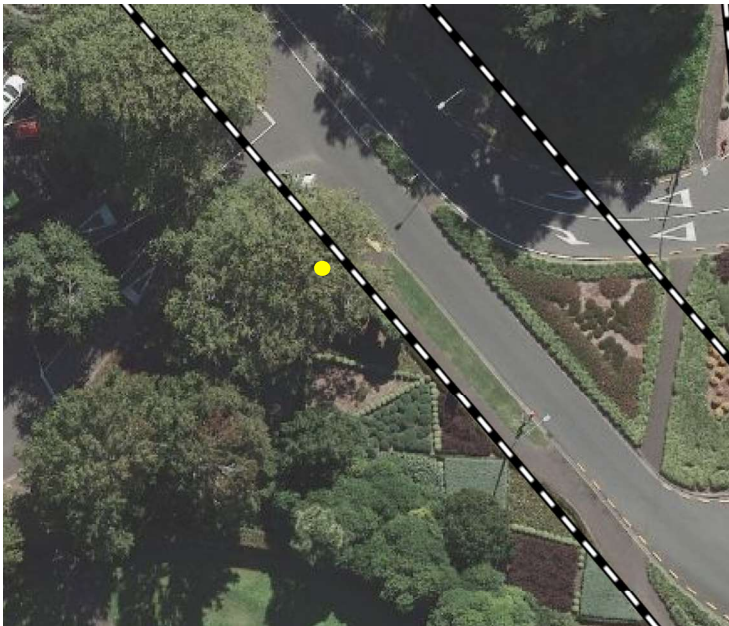
The proposed extent of place for 287 Peachgrove Road (yellow outline) is the area that contains the heritage qualities that contribute to the significance of the place and is relevant to an understanding of its function, meaning and relationships.

The proposed extent of place captures the Certificate of Title boundary (black and white outline) that encompasses the features that contribute to the significance of the place, including the dwelling and its generous (albeit subdivided and modified) site it has occupied since the early twentieth century.

A site visit and/or further research may be required to determine whether any exclusions apply.

Record created by: Carolyn O'Neil, February 2024

PLAN CHANGE 9 - BUILT HERITAGE CATEGORISATION RECORD

Address:	Swarbrick Memorial Arch, Hamilton Lake Domain (68 Pembroke Street) Corner of Ruakiwi Road and Rotoroa Drive, Hamilton Lake	Schedule 8A ID#	H261
Assessed significance			
Heritage Assessment Criteria	WSP assessed significance	Recategorisation	
a. Historic Qualities	High	High	
b. Physical/Aesthetic/Architectural Qualities	High	Medium	
c. Context Qualities	High	High	
d. Technological Qualities	Low	Low	
e. Archaeological Qualities	Unknown	Unassessed	
f. Cultural Qualities	High	High	
g. Scientific Qualities	Low	Low	
Ranking of Significance	High – Plan Ranking B	High – Plan Ranking B	
Comments			
<p>Using the revised heritage assessment criteria and based on the information available, my review concurs that the built heritage place has high historic, context, and cultural qualities for its association (through commemoration) with Arthur Swarbrick who made a notable contribution to the legal profession and public affairs in late nineteenth-early twentieth century Hamilton; for reflecting the manner in which people sought to commemorate individuals during that time; as a relatively conspicuous structure at the entrance to the Hamilton Lake Reserve that contributes to its wider physical setting; and as a symbol of remembrance. Although of simple design and construction, the stone structure has some special attributes for its aesthetic, functional, and commemorative nature and reflects the long-established popularity of arches as a memorial structure. It appears that early side stone walls/butresses have been removed.</p> <p>The built heritage place is considered to have an overall qualifying Ranking threshold of High significance locally. As such, it meets the revised threshold outlined in the interim guidance to be eligible for inclusion as a Plan Ranking B built heritage place within Schedule 8A.</p>			
Extent of place			
		<p>The proposed extent of place for Swarbrick Memorial Arch is the area that contains the heritage qualities that contribute to the significance of the place and is relevant to an understanding of its function, meaning and relationships.</p> <p>The proposed extent of place captures the stone arch memorial (approximate location denoted by yellow dot) only.</p>	
Record created by: Carolyn O'Neil, February 2024			

PLAN CHANGE 9 - BUILT HERITAGE CATEGORISATION RECORD

Address: 12 Piako Road, Claudelands **Schedule 8A ID#** H266

Assessed significance

Heritage Assessment Criteria	WSP assessed significance	Recategorisation
a. Historic Qualities	High	High
b. Physical/Aesthetic/Architectural Qualities	Moderate	Medium
c. Context Qualities	Moderate	Medium
d. Technological Qualities	Low	Low
e. Archaeological Qualities	Unknown	Unassessed
f. Cultural Qualities	Low	Low
g. Scientific Qualities	Low	Low
Ranking of Significance	High – Plan Ranking B	High – Plan Ranking B

Comments

Using the revised heritage assessment criteria, my review concurs that the built heritage place has high historical qualities for its direct association with John Robert Fow, an important person locally who, it has been confirmed, lived at the property during his first (and subsequent) term(s) as Mayor of Hamilton from 1916.

The built heritage place is considered to have an overall qualifying Ranking threshold of **High significance locally**. As such, it meets the revised threshold outlined in the interim guidance to be eligible for inclusion as a **Plan Ranking B** built heritage place within Schedule 8A.

Extent of place



The proposed extent of place for 12 Piako Road (yellow outline) is the area that contains the heritage qualities that contribute to the significance of the place and is relevant to an understanding of its function, meaning and relationships.

The proposed extent of place captures the Certificate of Title boundary (black and white outline) that encompasses the features that contribute to the significance of the place, including the dwelling and the land it has occupied since the early twentieth century.

Record created by: Carolyn O'Neil, February 2024

PLAN CHANGE 9 - BUILT HERITAGE CATEGORISATION RECORD

Address:	11-13, 15-17, and 19-21 Pinfold Avenue, Hamilton East	Schedule 8A ID#	H268 & H269, H270 & H271, and H272 & H273
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Assessed significance

Heritage Assessment Criteria	WSP assessed significance	Recategorisation
a. Historic Qualities	Moderate	Medium
b. Physical/Aesthetic/Architectural Qualities	High	High
c. Context Qualities	High	High
d. Technological Qualities	Low	Low
e. Archaeological Qualities	Unknown	Unassessed
f. Cultural Qualities	Moderate	Low
g. Scientific Qualities	Low	Low
Ranking of Significance	High – Plan Ranking B	High – Plan Ranking B

Comments

This built heritage place comprises a cluster of three identical duplexes that have a shared history and are of identical design and construction. Originally assessed as three individual records – one duplex (two houses) per record – this review has combined them to form one place.

Using the revised heritage assessment criteria and based on the information available, my review concurs that the place has high physical/aesthetic/architectural and context qualities. The small group of buildings are considered highly intact and unusual examples of the state house (duplex) design, likely influenced by the architectural preferences of the 1950s. Their original lots, comprising traditional open frontages and substantial set-backs, reinforce the distinctive physical and contextual qualities of the place overall. Located in the notified *Wilson Street and Pinfold Street HHA* (Schedule 8D ID#32) – an area that forms part of a comprehensive state housing scheme and reflects aspects of the establishment of Hamilton as a service town – the place is also considered to contribute to a wider historical theme and physical setting. My review also finds that the place has low (rather than moderate) cultural qualities, which is consistent with other residential places.

The built heritage place is considered to have an overall qualifying Ranking threshold of **High significance locally**. As such, it meets the revised threshold outlined in the interim guidance to be eligible for inclusion as a **Plan Ranking B** built heritage place within Schedule 8A.

Extent of place



The proposed extent of place for 11-13, 15-17, and 19-21 Pinfold Avenue (yellow outline) is the area that contains the heritage qualities that contribute to the significance of the place and is relevant to an understanding of its function, meaning and relationships.

The proposed extent of place captures all six individual Certificate of Title boundaries that encompasses the features that contribute to the significance of the place, including the three sets of duplexes and the open nature of their original garden settings.

Record created by: Carolyn O'Neil, February 2024

PLAN CHANGE 9 - BUILT HERITAGE CATEGORISATION RECORD

Address: Former Black House, 7 Queens Avenue, Frankton **Schedule 8A ID#** H274

Assessed significance

Heritage Assessment Criteria	WSP assessed significance	Recategorisation
a. Historic Qualities	Moderate	Medium
b. Physical/Aesthetic/Architectural Qualities	High	High
c. Context Qualities	Moderate	Medium
d. Technological Qualities	Low	Low
e. Archaeological Qualities	Unknown	Unassessed
f. Cultural Qualities	Low	Low
g. Scientific Qualities	Low	Low
Ranking of Significance	High – Plan Ranking B	High – Plan Ranking B

Comments

Using the revised heritage assessment criteria and based on the information available, my review concurs that the built heritage place has high physical/aesthetic/architectural qualities. The place is distinctive for its aesthetic and architectural qualities, which are considered unusual in residential architecture at the time. It has also been determined that the place is the work of local architects, Daniell and Cray, which is considered to supports its significance.

The built heritage place is considered to have an overall qualifying Ranking threshold of **High significance locally**. As such, it meets the revised threshold outlined in the interim guidance to be eligible for inclusion as a **Plan Ranking B** built heritage place within Schedule 8A.

Extent of place



The proposed extent of place for 7 Queens Street (yellow outline) is the area that contains the heritage qualities that contribute to the significance of the place and is relevant to an understanding of its function, meaning and relationships.

The proposed extent of place captures the Certificate of Title boundary (black and white outline) that encompasses the features that contribute to the significance of the place, including the dwelling and reflects the early 1915 subdivision boundary.

Further research and/or a site visit may be required to determine whether any exclusions apply.

(Note that there is an additional strip of land to the rear that appears to form part of the property but is outside the Certificate of Title and subdivision boundaries so has not been included).

Record created by: Carolyn O'Neil, February 2024

PLAN CHANGE 9 - BUILT HERITAGE CATEGORISATION RECORD

Address: Former Masonic Hall, 166 River Road, Hamilton East **Schedule 8A ID#** H279

Assessed significance

Heritage Assessment Criteria	WSP assessed significance	Recategorisation
a. Historic Qualities	High	High
b. Physical/Aesthetic/Architectural Qualities	High	High
c. Context Qualities	High	Medium
d. Technological Qualities	Moderate	Low
e. Archaeological Qualities	Unknown	Unassessed
f. Cultural Qualities	High	High
g. Scientific Qualities	Moderate* (Low)	Low
Ranking of Significance	High – Plan Ranking B	High – Plan Ranking B

Comments

An inconsistency is noted in the Heritage Inventory Assessment Form for this built heritage place. This relates to the different level of significance assigned to the scientific qualities criterion in different parts of the report.

Using the revised heritage assessment criteria and based on the information available, my review concurs that the built heritage place has high historic and cultural qualities. As the second purpose-built Beta-Waikato Masonic Lodge (1924), it is considered that the significance of the place's association with important aspects of early freemasonry in the region, and as a symbol for community identity and cultural continuity, is captured and more readily recognised in the earlier building on Grey Street (1877) (Schedule 8A #15). However, the place does reflect the growing membership experienced during the early 1920s and the resultant need for larger facilities. It is also associated with well-known individuals in early twentieth century Hamilton. My review also concurs that the place has, despite some modifications, high physical/aesthetic/architectural qualities as the design of prominent architect, John Warren and for representing the variety of his work. It is also possible that the interior possesses some original features and fabric. The place is considered to have medium (rather than high) context qualities as one of group of places associated with freemasonry in the Waikato, but its values as a landmark are questionable.

The built heritage place is considered to have an overall qualifying Ranking threshold of **High significance locally**. As such, it meets the revised threshold outlined in the interim guidance to be eligible for inclusion as a **Plan Ranking B** built heritage place within Schedule 8A.

Extent of place



The proposed extent of place for 166 River Road (yellow outline) is the area that contains the heritage qualities that contribute to the significance of the place and is relevant to an understanding of its function, meaning and relationships.

The proposed extent of place captures the Certificate of Title boundary (black and white outline) that encompasses the features that contribute to the significance of the place, including the former Masonic Hall.

Record created by: Carolyn O'Neil, February 2024

PLAN CHANGE 9 - BUILT HERITAGE CATEGORISATION RECORD

Address:	414 River Road, Fairfield	Schedule 8A ID#	H282
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Assessed significance

Heritage Assessment Criteria	WSP assessed significance	Recategorisation
a. Historic Qualities	Moderate	Medium
b. Physical/Aesthetic/Architectural Qualities	High	High
c. Context Qualities	Moderate	High
d. Technological Qualities	Low	Low
e. Archaeological Qualities	Unknown	Unassessed
f. Cultural Qualities	Low	Low
g. Scientific Qualities	Low	Low
Ranking of Significance	High – Plan Ranking B	High – Plan Ranking B

Comments

Using the revised heritage assessment criteria and based on the information available, my review concurs that the built heritage place has high physical/aesthetic/architectural qualities as a notable and largely intact example of a large Arts and Crafts style residence. It has also been confirmed that the place is the work of well-known local architect, Archibald MacDonald and local builder, Clague during a time when they both made a key contribution to Hamilton's built environment during an important period of construction in the locality. My review also finds that the place has high (rather than moderate) context qualities because the relationship between the components of the place (buildings, structures, vegetation) and its setting are considered to reinforce the quality of both.

The built heritage place is considered to have an overall qualifying Ranking threshold of **High significance locally**. As such, it meets the revised threshold outlined in the interim guidance to be eligible for inclusion as a **Plan Ranking B** built heritage place within Schedule 8A.

Extent of place

The proposed extent of place for 414 River Road (yellow outline) is the area that contains the heritage qualities that contribute to the significance of the place and is relevant to an understanding of its function, meaning and relationships.

The proposed extent of place captures the Certificate of Title boundary (black and white outline) that encompasses the features that contribute to the significance of the place, including the principal dwelling, a large garden setting, early garage building (on south-eastern boundary), and original brick boundary wall.

Further research and/or a site visit may be required to determine whether any exclusions apply.

Record created by: Carolyn O'Neil, February 2024

PLAN CHANGE 9 - BUILT HERITAGE CATEGORISATION RECORD**Address:** 534 River Road, Fairfield**Schedule 8A ID#**

H283

Assessed significance

Heritage Assessment Criteria	WSP assessed significance	Recategorisation
a. Historic Qualities	Moderate	Medium
b. Physical/Aesthetic/Architectural Qualities	High	High
c. Context Qualities	High	High
d. Technological Qualities	Moderate* (Low)	Low
e. Archaeological Qualities	Unknown	Unassessed
f. Cultural Qualities	Moderate* (Low)	Low
g. Scientific Qualities	Low	Low
Ranking of Significance	High – Plan Ranking B	High – Plan Ranking B

Comments

Inconsistencies are noted in the Heritage Inventory Assessment Form for this built heritage place. These relate to the different levels of significance assigned to the technological and cultural qualities criteria in different parts of the report.

The built heritage place at 534 River Road comprises an Art Deco/Streamline Moderne dwelling and a smaller structure of the same style now in retail use. Using the revised heritage assessment criteria and based on the information available, my review concurs that the place has high physical/aesthetic/architectural and context qualities as a pair of conspicuous, same-lot buildings that represent an unusual example of the work of well-known architect, Terence P. Vautier and retain their early physical setting. Although modifications have occurred, the form, key architectural components and relationship between the two structures remain legible.

The built heritage place is considered to have an overall qualifying Ranking threshold of **High significance locally**. As such, it meets the revised threshold outlined in the interim guidance to be eligible for inclusion as a **Plan Ranking B** built heritage place within Schedule 8A.

Extent of place

The proposed extent of place at 534 River Road (yellow outline) is the area that contains the heritage qualities that contribute to the significance of the place and is relevant to an understanding of its function, meaning and relationships.

The proposed extent of place captures the Certificate of Title boundary (black and white outline) that encompasses the features that contribute to the significance of the place, including the principal Art Deco/Streamline Moderne dwelling and associated roadside structure (now a shop) and the garden setting.

Record created by: Carolyn O'Neil, February 2024

PLAN CHANGE 9 - BUILT HERITAGE CATEGORISATION RECORD

Address:	Former Rototuna Church, 144 Rototuna Road, Rototuna	Schedule 8A ID#	H285
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Assessed significance

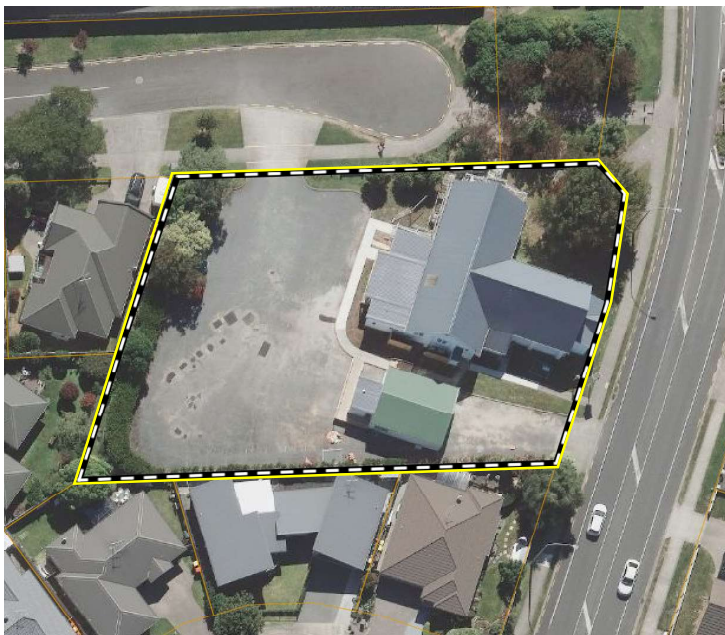
Heritage Assessment Criteria	WSP assessed significance	Recategorisation
a. Historic Qualities	Moderate	High
b. Physical/Aesthetic/Architectural Qualities	High	High
c. Context Qualities	Moderate	Medium
d. Technological Qualities	Moderate	Medium
e. Archaeological Qualities	Unknown	Unassessed
f. Cultural Qualities	Moderate	Medium
g. Scientific Qualities	Moderate	Low
Ranking of Significance	High – Plan Ranking B	High – Plan Ranking B

Comments

Using the revised heritage assessment criteria and based on the information available, my review finds that the place has high (rather than moderate) historic qualities as a remnant of early twentieth century settlement and development in an area of Hamilton that has expanded from a rural community to one of its fastest growing suburbs. Despite some modifications, I concur that the place has high physical/aesthetic/architectural qualities. It is confirmed that the place was designed by prolific local architect, F. C. Daniell and is considered a good representative example of an interwar, concrete church and hall building that reflects the variety of styles adopted by Daniell in his work. My review also finds that it has low (rather than moderate) scientific qualities, which is consistent with other places of this type.

The built heritage place is considered to have an overall qualifying Ranking threshold of **High significance locally**. As such, it meets the revised threshold outlined in the interim guidance to be eligible for inclusion as a **Plan Ranking B** built heritage place within Schedule 8A.

Extent of place



The proposed extent of place for the Former Rototuna Church (yellow outline) is the area that contains the heritage qualities that contribute to the significance of the place and is relevant to an understanding of its function, meaning and relationships.

The proposed extent of place captures the Certificate of Title boundary (black and white outline) that encompasses the original church site and the features that contribute to the significance of the place, including the Church building and the original boundary wall and gates. The modern free-standing structure to the south is identified as an exclusion.

Record created by: Carolyn O'Neil, February 2024

PLAN CHANGE 9 - BUILT HERITAGE CATEGORISATION RECORD

Address: 120 Sandwich Road, Saint Andrews **Schedule 8A ID#** H286

Assessed significance

Heritage Assessment Criteria	WSP assessed significance	Recategorisation
a. Historic Qualities	High	Medium
b. Physical/Aesthetic/Architectural Qualities	High	High
c. Context Qualities	Moderate	Medium
d. Technological Qualities	Low	Low
e. Archaeological Qualities	Unknown	Unassessed
f. Cultural Qualities	Moderate	Medium
g. Scientific Qualities	Low	Low
Ranking of Significance	High – Plan Ranking B	High – Plan Ranking B

Comments

Using the revised heritage assessment criteria and based on the information available, my review concurs that the built heritage place has high physical/aesthetic/architectural qualities as a good representative example of the (likely) work of prominent New Zealand (Hamilton-born) architect, Roger Walker and for its distinctive design as a pair of townhouses that reflect the diversity of Walker's portfolio. My review also finds that the place has medium (rather than high) historic qualities. As it was not the home of Walker himself, it is not considered that high significance can be assigned under this criterion, rather this connection is (and has been) more appropriately captured under the physical/aesthetic/architectural criterion.

The built heritage place is considered to have an overall qualifying Ranking threshold of **High significance locally**. As such, it meets the revised threshold outlined in the interim guidance to be eligible for inclusion as a **Plan Ranking B** built heritage place within Schedule 8A.

Extent of place



The proposed extent of place for 120 Sandwich Road (yellow outline) is the area that contains the heritage qualities that contribute to the significance of the place and is relevant to an understanding of its function, meaning and relationships.

The proposed extent of place captures the Certificate of Title boundary (black and white outline) that encompasses the features that contribute to the significance of the place, including the townhouses.

A site visit and/or further research may be required to determine whether any exclusions apply.

Record created by: Carolyn O'Neil, February 2024

PLAN CHANGE 9 - BUILT HERITAGE CATEGORISATION RECORD

Address:	61 Silverdale Road, Silverdale	Schedule 8A ID#	H288
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Assessed significance

Heritage Assessment Criteria	WSP assessed significance	Recategorisation
a. Historic Qualities	Moderate	High
b. Physical/Aesthetic/Architectural Qualities	Moderate	High
c. Context Qualities	Moderate	Medium
d. Technological Qualities	Low	Low
e. Archaeological Qualities	Unknown	Unassessed
f. Cultural Qualities	None	Low
g. Scientific Qualities	Low	Low
Ranking of Significance	Moderate – Plan Ranking B	High – Plan Ranking B

Comments

Using the revised heritage assessment criteria and based on the information available, my review finds that the built heritage place has high (rather than moderate) historic and physical/aesthetic/architectural qualities. As an unusual two-storey, rendered 'farmhouse', the place is considered to be significant for reflecting (and as a tangible reminder of) important aspects of local agricultural history and for its distinctive architectural qualities exhibiting English vernacular/Arts and Crafts influences. Furthermore, the place is considered to have low (rather than none) cultural qualities, which is consistent with the assessment of other similar built heritage places of this type.

The built heritage place is considered to have an overall qualifying Ranking threshold of **High significance locally**. As such, it meets the revised threshold outlined in the interim guidance to be eligible for inclusion as a **Plan Ranking B** built heritage place within Schedule 8A.

Extent of place

The proposed extent of place for 61 Silverdale Road (yellow outline) is the area that contains the heritage qualities that contribute to the significance of the place and is relevant to an understanding of its function, meaning and relationships.

The proposed extent of place captures the Certificate of Title boundary (black and white outline) that encompasses the features that contribute to the significance of the place, including the principal dwelling, a large garden setting, early garage building (on south-eastern boundary), and original brick boundary wall.

Further research and/or a site visit may be required to determine whether any exclusions apply.

Record created by: Carolyn O'Neil, February 2024

PLAN CHANGE 9 - BUILT HERITAGE CATEGORISATION RECORD

Address:	Sikh Temple, 1418-1426 Te Rapa Road, Horotiu	Schedule 8A ID#	H290
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Assessed significance

Heritage Assessment Criteria	WSP assessed significance	Recategorisation
a. Historic Qualities	High	Outstanding
b. Physical/Aesthetic/Architectural Qualities	High	Medium
c. Context Qualities	Moderate	High
d. Technological Qualities	Low	Low
e. Archaeological Qualities	Unknown	Unassessed
f. Cultural Qualities	High	High
g. Scientific Qualities	Low	Low
Ranking of Significance	High – Plan Ranking B	Outstanding – Plan Ranking A

Comments

Using the revised heritage assessment criteria and based on the information available, my review finds that the built heritage place has outstanding (rather than high) historic qualities as the first Sikh gurdwara (temple) to be built in New Zealand and for reflecting the growth of the Indian community in the Waikato region. My review concurs that the place has high cultural qualities as a place of social and symbolic importance to the Sikh community. As a conspicuous feature reinforced by its open setting, the place is also considered to have high (rather than moderate) context qualities. However, due to the extent of (c.1980s) additions, I disagree that the place has high integrity and authenticity. It is therefore considered to have medium (rather than high) physical/aesthetic/architectural qualities.

The built heritage place is considered to have an overall qualifying Ranking threshold of **Outstanding significance nationally**. As such, it meets the revised threshold outlined in the interim guidance to be eligible for inclusion as a **Plan Ranking A** built heritage place within Schedule 8A.

Extent of place



The proposed extent of place for the Sikh Temple (yellow outline) is the area that contains the heritage qualities that contribute to the significance of the place and is relevant to an understanding of its function, meaning and relationships.

The proposed extent of place captures the front (southwest) portion of the Certificate of Title boundary (black and white outline) that encompasses the features that contribute to the significance of the place, including the temple building and front boundary treatment with metal entrance arch.

A site visit and/or further research may be required to determine whether any exclusions apply.

Record created by: Carolyn O'Neil, February 2024

PLAN CHANGE 9 - BUILT HERITAGE CATEGORISATION RECORD

Address: 24 Thames Street, Claudelands **Schedule 8A ID#** H292

Assessed significance

Heritage Assessment Criteria	WSP assessed significance	Recategorisation
a. Historic Qualities	Moderate	High
b. Physical/Aesthetic/Architectural Qualities	Moderate	High
c. Context Qualities	Moderate	High
d. Technological Qualities	Low	Low
e. Archaeological Qualities	Unknown	Unassessed
f. Cultural Qualities	Moderate	High
g. Scientific Qualities	Low	Low
Ranking of Significance	Moderate – Plan Ranking B	High – Plan Ranking B

Comments

Using the revised heritage assessment criteria and based on the information available, my review finds that the built heritage place has high (rather than moderate) historical, physical/aesthetic/architectural, context and cultural qualities. Known variously as 'Anglican Church Hall', 'Thames Street Hall', and 'Claudelands Hall', the place opened in 1922 (and chancel added 1932) during a key period of development in the history of the locality and during a time of progress for the Anglican church. Further research has found that the place was the work of noted local architects, Edgecumbe and White and, exhibiting some Arts and Crafts influences, is considered an unusual and visually distinctive example of its type. Although some additions have occurred to the rear, the early form, design and detailing of the early hall is still highly legible and intact. Located opposite the Anglican Church and occupying its corner site for over a century, it is a conspicuous structure in the community and provides evidence of social, religious, and cultural continuity in the locality.

The built heritage place is considered to have an overall qualifying Ranking threshold of **High significance locally**. As such, it meets the revised threshold outlined in the interim guidance to be eligible for inclusion as a **Plan Ranking B** built heritage place within Schedule 8A.

Extent of place



The proposed extent of place for 24 Thames Street (yellow outline) is the area that contains the heritage qualities that contribute to the significance of the place and is relevant to an understanding of its function, meaning and relationships.

The proposed extent of place captures the Certificate of Title boundary (black and white outline) that encompasses the features that contribute to the significance of the place, including the hall building (including later chancel).

A site visit and/or further research may be required to determine whether any exclusions apply.

Record created by: Carolyn O'Neil, February 2024

PLAN CHANGE 9 - BUILT HERITAGE CATEGORISATION RECORD

Address: Hamilton Court, 89 Tristram Street, Hamilton Central **Schedule 8A ID#** H293

Assessed significance

Heritage Assessment Criteria	WSP assessed significance	Recategorisation
a. Historic Qualities	Moderate	High
b. Physical/Aesthetic/Architectural Qualities	Moderate	High
c. Context Qualities	Low	Medium
d. Technological Qualities	Moderate	Medium
e. Archaeological Qualities	Unknown	Unassessed
f. Cultural Qualities	Low	Low
g. Scientific Qualities	Low	Low
Ranking of Significance	Moderate – Plan Ranking B	High – Plan Ranking B

Comments

Using the revised heritage assessment criteria and based on the information available, my review finds that the built heritage place has high (rather than moderate) historic and physical/aesthetic/architectural qualities for its association with an important period of population growth and expansion in Hamilton following WWII and for reflecting the ongoing need for more denser residential living in the city centre. The place is also considered a good representative example of an apartment block influenced by the International Modernism style, which appears to retain a high degree of physical integrity. Further research provided by HCC has confirmed that the place is the work of national construction company, F. T. Hawkins (now Hawkins), with drawings likely prepared by founder and chief draughtsman, F. T. Hawkins in 1961 prior to him leaving the company the following year. My review also finds that the place has medium (rather than low) context qualities. Despite changes to its wider setting, the place, through its scale and distinctive design, is still considered to make a visual contribution to its urban context.

The built heritage place is considered to have an overall qualifying Ranking threshold of **High significance locally**. As such, it meets the revised threshold outlined in the interim guidance to be eligible for inclusion as a **Plan Ranking B** built heritage place within Schedule 8A.

Extent of place



The proposed extent of place for 89 Tristram Street (yellow outline) is the area that contains the heritage qualities that contribute to the significance of the place and is relevant to an understanding of its function, meaning and relationships.

The proposed extent of place captures the Certificate of Title boundary (black and white outline) that encompasses the features that contribute to the significance of the place, including the apartment building and garden area/amenity spaces that also provide the building with a physical and visual buffer.

Record created by: Carolyn O'Neil, February 2024

PLAN CHANGE 9 - BUILT HERITAGE CATEGORISATION RECORD

Address:	Former President's House, 504 Tuhikaramea Road, Temple View	Schedule 8A ID#	H294
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Assessed significance

Heritage Assessment Criteria	WSP assessed significance	Recategorisation
a. Historic Qualities	High	High
b. Physical/Aesthetic/Architectural Qualities	High	High
c. Context Qualities	High	High
d. Technological Qualities	Moderate	Medium
e. Archaeological Qualities	Unknown	Unassessed
f. Cultural Qualities	Moderate	Medium
g. Scientific Qualities	Moderate	Medium
Ranking of Significance	High – Plan Ranking B	High – Plan Ranking B

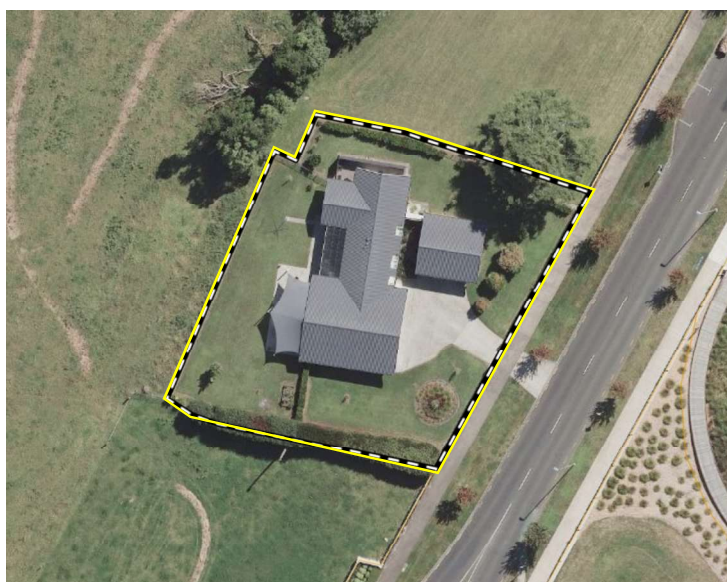
Comments

Using the revised heritage assessment criteria and based on the information available, my review concurs that the built heritage place has high historic, physical/aesthetic/architectural, and context qualities. The place has a close connection with the Church College New Zealand and the Latter Day Saints (LDS) as part of their first New Zealand-wide building programme and a direct association with the college president. It is considered a notable example of the modernist style in residential architecture and retains a physical setting that reinforces its aesthetic qualities. The place also contributes to the important cultural context and distinctive built, natural, and landscaped environment of Temple View (comprising the Temple of the Church of Jesus Christ of Latter Day Saints and associated college campus).

The built heritage place is considered to have an overall qualifying Ranking threshold of **High significance locally**. As such, it meets the revised threshold outlined in the interim guidance to be eligible for inclusion as a **Plan Ranking B** built heritage place within Schedule 8A.

Whilst the built heritage place is considered to meet the threshold for individual inclusion within Schedule 8A, it is considered that the qualities of the place also positively contribute to the notified *Temple View HHA* (Schedule 8D ID#30) (which comprises other scheduled items). It is therefore suggested that consideration be given to incorporating the former President's House into the notified HHA.

Extent of place

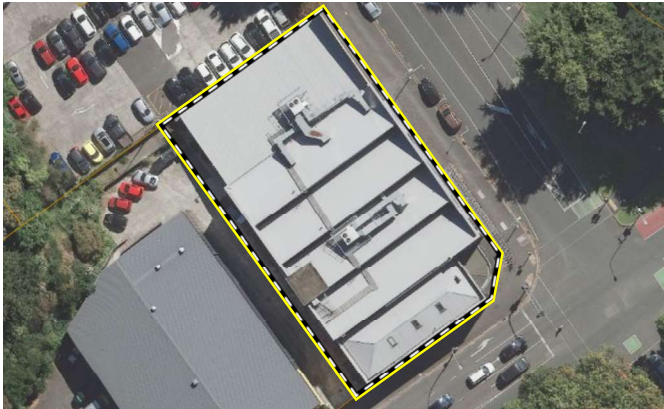


The proposed extent of place for 504 Tuhikaramea Road (yellow outline) is the area that contains the heritage qualities that contribute to the significance of the place and is relevant to an understanding of its function, meaning and relationships.

The proposed extent of place captures the Certificate of Title boundary (black and white outline) that encompasses the features that contribute to the significance of the place, including the dwelling, car port, front boundary wall, and garden setting.

Record created by: Carolyn O'Neil, February 2024

PLAN CHANGE 9 - BUILT HERITAGE CATEGORISATION RECORD

Address:	Former C. L. Innes & Co Building, Meteor Theatre, 1 Victoria Street, Hamilton Central	Schedule 8A ID#	H302
Assessed significance			
Heritage Assessment Criteria	WSP assessed significance	Recategorisation	
a. Historic Qualities	High	High	
b. Physical/Aesthetic/Architectural Qualities	High	High	
c. Context Qualities	Moderate	High	
d. Technological Qualities	Low	Low	
e. Archaeological Qualities	Moderate* (High)	Unassessed	
f. Cultural Qualities	High	High	
g. Scientific Qualities	Moderate	Low	
Ranking of Significance	High – Plan Ranking B	High – Plan Ranking B	
Comments			
<p>An inconsistency is noted in the Heritage Inventory Assessment Form for this built heritage place. This relates to the different level of significance assigned to the archaeological qualities criterion in different parts of the report. Historical errors are also noted in the report resulting in the significance of some of the criteria being assigned value for different reasons. Further research has confirmed that the early history documented in the report for the place actually relates to the Waikato Brewery site located opposite at 14 Bridge Street (Schedule 8A ID# H48). The building at 1 Victoria Street was purpose-designed in 1947 (and extended in 1954) for the Innes family as an aerated water (soft drink) factory.</p> <p>Using the revised heritage assessment criteria and based on the information available, my review concurs that the built heritage place has high historic, physical/aesthetic/architectural, and cultural qualities for its association with the ongoing expansion of the well-known Innes family business; as a good representative example of a modern-style factory building, designed (and extended) by well-known mid-century architectural firm, White, Leigh and de Lisle and built by Fletchers; and as a place of social and cultural importance to the local community, evidenced in the initiative by the One Victoria Trust to save the building (as Meteor Theatre) in the 2010s. Although the paint colours distract somewhat from the building's aesthetic qualities, it continues to retain a high degree of architectural integrity and legibility. My review also finds that the place has high (rather than moderate) context value as a relatively conspicuous building on a prominent corner site and, as one of a group of structures associated with the Innes family, including the neighbouring Waikato Brewery and Innes Memorial Arch, the place is also considered to contribute to a wider historical theme and cultural context that is important within the locality.</p> <p>The built heritage place is considered to have an overall qualifying Ranking threshold of High significance locally. As such, it meets the revised threshold outlined in the interim guidance to be eligible for inclusion as a Plan Ranking B built heritage place within Schedule 8A.</p>			
Extent of place			
		<p>The proposed extent of place for 1 Victoria Street (yellow outline) is the area that contains the heritage qualities that contribute to the significance of the place and is relevant to an understanding of its function, meaning and relationships.</p> <p>The proposed extent of place captures the Certificate of Title boundary (black and white outline) that encompasses the features that contribute to the significance of the place, including the entire former factory building.</p>	
Record created by: Carolyn O'Neil, February 2024			

PLAN CHANGE 9 - BUILT HERITAGE CATEGORISATION RECORD

Address:	Innes Memorial Arch, Ferrybank Park, Corner of Victoria Street and Anzac Parade	Schedule 8A ID#	H303
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Assessed significance

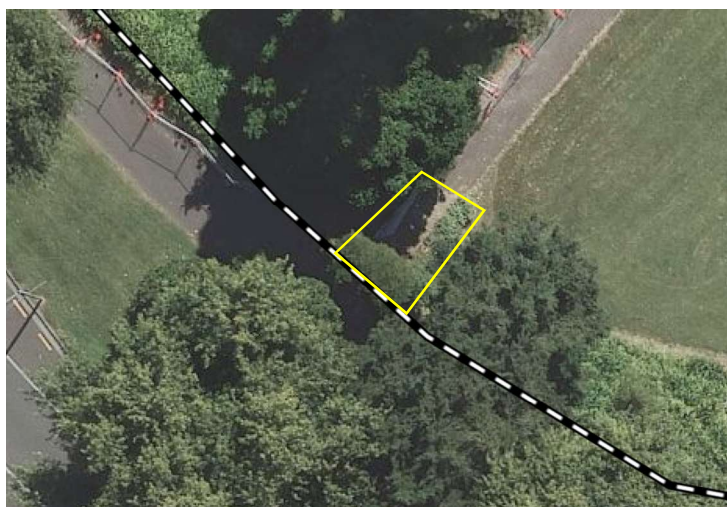
Heritage Assessment Criteria	WSP assessed significance	Recategorisation
a. Historic Qualities	High	High
b. Physical/Aesthetic/Architectural Qualities	Moderate* (High)	Medium
c. Context Qualities	Moderate* (High)	High
d. Technological Qualities	Low	Low
e. Archaeological Qualities	Unknown	Unassessed
f. Cultural Qualities	Moderate	Medium
g. Scientific Qualities	Low	Low
Ranking of Significance	High – Plan Ranking B	High – Plan Ranking B

Comments

Inconsistencies are noted in the Heritage Inventory Assessment Form for this place. This relates to the different level of significance assigned to the physical/aesthetic/architectural and context qualities criteria in different parts of the report.

Using the revised heritage assessment criteria and based on the information available, my review concurs that the built heritage place has high historic qualities for its association (through commemoration) with Charles L. Innes (junior) who made a contribution through his commercial ventures in the early twentieth century and for reflecting the manner in which people sought to commemorate individuals during that time. It's ability to be read as a memorial, however, is limited by the lack of a commemorative plaque. My review also finds that the place has high context qualities. Located at the entrance to Ferrybank Park, the arch is a relatively conspicuous structure, though vegetation growth and neighbouring trees have reduced its visual qualities to a degree. As one of a group of structures associated with the Innes family, including the neighbouring Waikato Brewery (Schedule 8A ID# 48) and the later brewery building (now Meteor Theatre), the place is considered to contribute to a wider historical theme and cultural context. Given this context (and without a plaque to communicate the purpose of the arch), the place has interpretative potential to increase understanding of this aspect of Hamilton's history.

The built heritage place is considered to have an overall qualifying Ranking threshold of **High significance locally**. As such, it meets the revised threshold outlined in the interim guidance to be eligible for inclusion as a **Plan Ranking B** built heritage place within Schedule 8A.

Extent of place

The proposed extent of place for Innes Memorial Arch (indicative yellow outline) is the area that contains the heritage qualities that contribute to the significance of the place and is relevant to an understanding of its function, meaning and relationships.

The proposed extent of place captures the stone built arch and associated steps that formed part of the project.

Record created by: Carolyn O'Neil, February 2024

PLAN CHANGE 9 - BUILT HERITAGE CATEGORISATION RECORD

Address:	Former Shattocks Butchery, 137 Ward Street, Hamilton Central	Schedule 8A ID#	H309
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Assessed significance

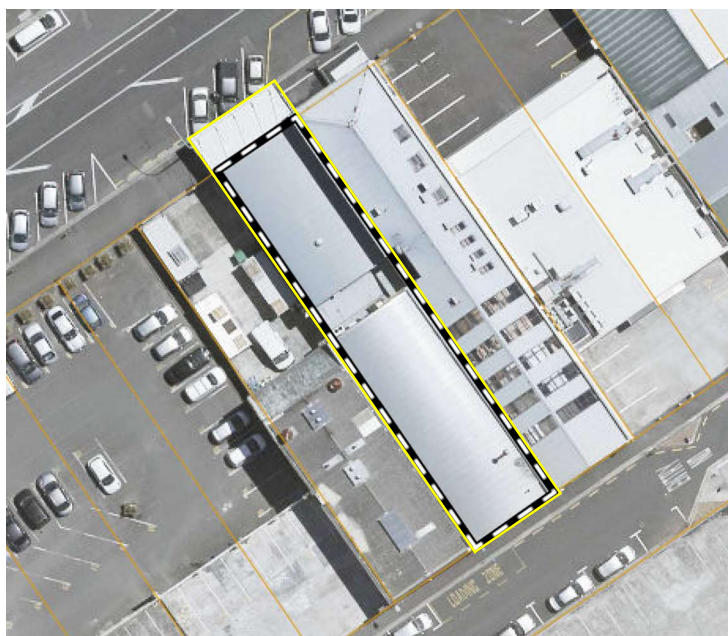
Heritage Assessment Criteria	WSP assessed significance	Recategorisation
a. Historic Qualities	Moderate	High
b. Physical/Aesthetic/Architectural Qualities	Moderate	High
c. Context Qualities	Low	Low
d. Technological Qualities	Low	Low
e. Archaeological Qualities	Unknown	Unassessed
f. Cultural Qualities	Low	Low
g. Scientific Qualities	Low	Low
Ranking of Significance	Moderate – Plan Ranking B	High – Plan Ranking B

Comments

Using the revised heritage assessment criteria and based on the information available, my review finds that the built heritage place has high (rather than moderate) historic and physical/aesthetic/architectural qualities. Built as the main depot and factory for Shattock's Limited, the place is associated with W. R. Shattock and his butchery business, which established itself as the leading butchers in the Waikato during the early to mid-twentieth century. Of note as the last known surviving example of an authentic Shattock butchers store (other known examples have either been demolished or highly modified), the Ward Street premises was also the last in operation. The place is of particular importance as a highly intact example of a purpose-designed and built butchers shop, and is of additional interest for incorporating a factory, cooling chamber and associated garage for delivery fleet, which reflects the expansion of the business. Existing features include the name on the parapet, original shop front featuring tiles with 'S' and recessed entrance (behind reversible aluminium doors). It is also possible that the original arched ceilings with ornamental steel trusses (based on the design on the innovative Bledisloe Hall) remain given the existence of the curved roofs.

The built heritage place is considered to have an overall qualifying Ranking threshold of **High significance locally**. As such, it meets the revised threshold outlined in the interim guidance to be eligible for inclusion as a **Plan Ranking B** built heritage place within Schedule 8A.

Extent of place



The proposed extent of place for 137 Ward Street (yellow outline) is the area that contains the heritage qualities that contribute to the significance of the place and is relevant to an understanding of its function, meaning and relationships.

The proposed extent of place captures the Certificate of Title boundary (black and white outline) that encompasses the features that contribute to the significance of the place, including the Shattocks butchery and associated structures that served as the factory, cooling chamber, and garage. It also includes a portion of the footpath to ensure the verandah is captured.

Further research and/or a site visit may be required to determine whether any exclusions apply.

Record created by: Carolyn O'Neil, February 2024

PLAN CHANGE 9 - BUILT HERITAGE CATEGORISATION RECORD

Address: Hamilton West Cemetery, 59 Willoughby Street, Whitiora **Schedule 8A ID#** H311

Assessed significance

Heritage Assessment Criteria	WSP assessed significance	Recategorisation
a. Historic Qualities	High	High
b. Physical/Aesthetic/Architectural Qualities	High	High
c. Context Qualities	Outstanding	Outstanding
d. Technological Qualities	Low	Low
e. Archaeological Qualities	High	Unassessed
f. Cultural Qualities	Outstanding	Outstanding
g. Scientific Qualities	High	Low
Ranking of Significance	Outstanding – Plan Ranking A	Outstanding – Plan Ranking A

Comments

Using the revised heritage assessment criteria and based on the information available, my review concurs that the built heritage place has outstanding context and cultural qualities as a symbol of remembrance, commemoration and communal identity that provides evidence of social, cultural, and historic continuity in the locality and contributes to a wider traditional and cultural context. My review also agrees that the place has high historic and physical/aesthetic/architectural qualities for representing aspects of local, regional and national history, and for its association with important people and an early period of settlement within the context of the locality. It is also considered a good representative example of a small-scale cemetery that retains its early layout and monuments that reflect the changing styles and fashions of funerary architecture. Through the study of its monuments, the place also has the potential to provide knowledge of the cultural history of the locality. The place is considered to have low (rather than high) scientific qualities as the place contributes little to scientific information about how the natural environment has influenced events, phases or activities related to development.

Whilst archaeological qualities were not assessed as part of this built heritage review, it is noted that the place is included as a Group 1 Archaeological and Cultural Site in the notified Schedule 8C (ID# A168 (S14/214)), and is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.

The built heritage place is considered to have an overall qualifying Ranking threshold of **Outstanding significance locally**. As such, it meets the revised threshold outlined in the interim guidance to be eligible for inclusion as a **Plan Ranking A** built heritage place within Schedule 8A.


Extent of place



The proposed extent of place for Hamilton West Cemetery (yellow outline) is the area that contains the heritage qualities that contribute to the significance of the place and is relevant to an understanding of its function, meaning and relationships.

The proposed extent of place captures the Certificate of Title boundary (black and white outline) that encompasses the features that contribute to the significance of the place, including the original site, cruciform pathway, and monuments.

Record created by: Carolyn O'Neil, February 2024

PLAN CHANGE 9 - BUILT HERITAGE CATEGORISATION RECORD			
Address:	B Block, Waikato University, University of Waikato Campus, Hillcrest	Schedule 8A ID#	H314
Assessed significance			
Heritage Assessment Criteria	WSP assessed significance	Recategorisation	
a. Historic Qualities	High	Medium	
b. Physical/Aesthetic/Architectural Qualities	High	High	
c. Context Qualities	Moderate	High	
d. Technological Qualities	Low	Low	
e. Archaeological Qualities	Unknown	Unassessed	
f. Cultural Qualities	Moderate	Medium	
g. Scientific Qualities	Low	Low	
Ranking of Significance	High – Plan Ranking B	High – Plan Ranking B	
Comments			
<p>Using the revised heritage assessment criteria and based on the information available, my review concurs that the built heritage place has high physical/aesthetic/architectural qualities, and considers that the place has high (rather than moderate) context qualities. Constructed in 1966, the place represents one of the first university buildings laid out as part of a 1965 masterplan by the Ministry of Works, led by architect, J. R. P. Blake-Kelly, who made a significant contribution during his time as Assistant (and later) Government Architect. Built on high ground as the campus' 'formal front door', the place remains a relatively conspicuous structure within the campus and is of note for its Modern design and for retaining a high degree of physical integrity. As one of several buildings closely associated with the inauguration of the University of Waikato in the 1960s, the place contributes to the early physical setting of the campus, and more broadly reflects the mid-century demand for, and rapid expansion of, universities in the country to accommodate 'baby boomers' in the education system. My review finds that the place has medium (rather than high) historic values, as the importance assigned to Blake-Kelly is considered to be more suitably assessed under criterion b.</p> <p>The built heritage place is considered to have an overall qualifying Ranking threshold of High significance locally. As such, it meets the revised threshold outlined in the interim guidance to be eligible for inclusion as a Plan Ranking B built heritage place within Schedule 8A.</p> <p>Whilst the built heritage place is considered to have significance, it is likely to share these qualities with several of the other early university buildings on the site. It is therefore suggested that consideration be given to assessing the heritage significance of a larger part of the Waikato University, with a possible focus on its collection of early buildings and surrounding landscape. This way, the potential significance of the place overall can be more readily understood and appreciated.</p>			
Extent of place			
		<p>The proposed extent of place for B Block (yellow outline) is the area that contains the heritage qualities that contribute to the significance of the place and is relevant to an understanding of its function, meaning and relationships.</p> <p>The proposed extent of place captures the portion of the extensive Waikato University Campus Certificate of Title boundary (black and white outline) that encompasses the features that contribute to the significance of the B Block, including the principal building and an area of surrounding land that reflects the openness and lawn/vegetated surrounds reminiscent of the University's early landscape. The single-storey structure directly south and the carport to the north of the clock tower are identified as exclusions. It is suggested that a site visit and/or further research be undertaken to confirm the proposed extent and determine whether any further exclusions apply.</p>	
Record created by: Carolyn O'Neil, February 2024			

APPENDIX 2

Hamilton City Council: Supplementary Assessments

Supplementary Assessment

13 Hammond Street, Hamilton Central



Figure 1: 13 Hammond Street, Hamilton Central. Hamilton City Council, June 2024.

The WSP inventory report captures the main relevant points and description of 13 Hammond Street and is not repeated here. Further research elaborates on the background of the enduring business entity started by Alfred William Ebbett and notable local architect, John Chitty. Based on this additional information I have expanded on the threshold-meeting qualities outlined in Hamilton City Council's recategorisation record.

Historic Background

Ebbett Motors was established in a small shop in Hood Street, Hamilton by Alfred William Ebbett (1901–1951) in 1928 and he was later joined by his brother, Ron. They focused on the popular General Motors products of the time; namely Oakland, Oldsmobile and Chevrolet.¹ These core marques secured the survival of a company bravely started during the world-wide depression.²

¹ Ebbett, "Our story", last accessed 5 June 2024: <https://www.ebbett.co.nz/our-story>

² Ibid.

When General Motors decided to separate its two product lines in 1938, Waikato Motors Limited was formed to operate the Vauxhall/Bedford franchise from the original Hood Street premises, while Ebbett Motors moved to a newly built dealership on the corner of Hood and Anglesea Streets, to represent the Oakland, Pontiac and Chevrolet brands.³ Alfred Ebbett died young in 1951, and shortly after in 1952 Holden and Ebbett formed a strong partnership, the same year Holden was first imported into New Zealand.⁴ Ebbett's trucking business sourced and supplied some of the first milk tankers in the Waikato region.⁵

The company was listed on the stock exchange in the 1970s and in the 1980s the business was privatised and extended rapidly.⁶ In the 1990s and 2000s, through to present day, the Ebbett Group acquired local and regional dealerships and opened new premises and offer state-of-the-art service workshops and sales.⁷

Ebbett and his wife, Lillian (1911-1956), were active in the Hamilton social scene, regularly appearing at, and hosting parties and events. Ebbett was known for sponsoring get-togethers (eg. picnics) for his staff and their families and hosted his in-laws golden wedding celebrations at the subject property. Ebbett was also a committee member of the Hamilton South branch of the National Party, Hamilton Yacht Club and the Waikato Trotting Club. Alfred and Lillian Ebbett were committee members of the Hamilton Plunket Society. 13 Hammond Street is the only known residence commissioned by Ebbett, it being his main house and that of his family until 1956.

John (Jack) Edward Chitty

(text derived from Hamilton City Council's built heritage inventory record form for item H111)

Jack Chitty (1889–1978) was born in Hamilton to a local settler family. Chitty was the first employee in the Hamilton architectural practice of Frederick Ernest Smith from 1904 until 1908 before relocating to Christchurch to study at the Canterbury School of Fine Arts. While in Christchurch he worked with Cecil Wood, who would later design St Paul's Cathedral in Wellington. In 1912 Chitty worked briefly in a Wellington private practice before returning to Hamilton where he established his own architectural practice. Some of his residential buildings are included in a 1917 publication entitled *Modern Homes of New Zealand by Architects of Standing*. He became an associate of the New Zealand Institute of Architects in 1914 and a fellow in 1921. For a period in the 1920s he was in partnership with another local architect, T. S. Cray. Chitty retired in the 1930s and is remembered in his obituary as one of the best-known architects in the Waikato.⁸

Chitty designed many well-known commercial and ecclesiastical buildings but only three known residential examples are extant.

Chitty placed a tender notice in the Waikato Times, 9 November 1935, for the erection of a residence in Hammond St., [sic] Hamilton. The building permit for the Ebbett's new house was issued on 18 December 1935. The building permits for the year of 1935 record only three issued for Hammond

³ Ibid.

⁴ Ibid.

⁵ Ibid.

⁶ Ibid.

⁷ Ibid.

⁸ Waikato Times, 22 February 1967, pg. 3.

Street: two for additions (4 January and 4 November), and one for a new residence (the Ebbett's in December). I acknowledge that there is no direct link between the tender notice and the Ebbett's house; however, the alignment of dates, lack of other recorded work in the street and the stylistic relationship between 13 Hammond Street and Chitty's known later work strongly suggests that Chitty is the architect of the dwelling.

Comparative Analysis

When considering 13 Hammond Street in relation to other similar or related places within the locality, region or nation, the main comparison that can be made is with other buildings of a similar architectural style and period of development. As it is highly likely that Jack Chitty designed the house, those places designed by Chitty within Hamilton and the Waikato area are especially comparative.

The comparative analysis (**Appendix 1**) demonstrates that 13 Hammond Street is one of two known residences designed by Chitty without partnership and is the only known residence attributed to Chitty influenced by the Spanish Mission style of architecture. There are no other known residential examples that are of a similar scale or design within Hamilton.

Heritage Assessment Criteria

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.

13 Hammond Street has high historic qualities for its direct association with its first owner, notable local individual A. W. Ebbett. Ebbett is significant for founding the successful business of Ebbett Motors in 1928. Ebbett's business weathered multiple adverse worldwide events and remains present as Ebbett Group which is strongly represented both locally and beyond the region.

Ebbett and his family resided at Hammond Street during pivotal milestones in his career, notably the expansion of the business and the construction of a new dealership to reflect the changes to General Motors. 13 Hammond Street is the only known residence commissioned by Ebbett, it being his main house and that of his family until 1956.

Ebbett was also influential in a wide range of clubs, organisations, charities and sports including the Hamilton South branch of the National Party, Hamilton Yacht Club, Waikato Trotting Club and the Hamilton Plunket Society (alongside his wife, Lillian).

The place has **high local** Historic Qualities.

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 place has significance as an architecturally distinctive residence exhibiting Arts and Crafts and Spanish Mission influences, designed by notable architect, J. E. Chitty. Chitty designed the house in 1935 which was towards the end of his career, making 13 Hammond Street one of his later commissions.

Chitty worked prolifically through the Waikato; however, there are very few known examples of his residential work, and no other known examples from the mid-1930s. 13 Hammond Street retains a high level of physical integrity and is a representative example of its type and style. It is also a relatively grand local example of a style strongly associated with the time period in which it was designed and constructed.

The place has **high local** Physical/Aesthetic/Architectural Qualities.

Statement of Significance

13 Hammond Street has high historic qualities for its direct association with its first owner, notable local individual A. W. Ebbett. Ebbett is significant for founding the successful business of Ebbett Motors in 1928 which endures currently as Ebbett Group locally and beyond.

Ebbett and his family resided at Hammond Street during pivotal milestones in his career, notably the expansion of the business and the construction of a new dealership to reflect the changes to General Motors. 13 Hammond Street is the only known residence commissioned by Ebbett, it being his main house and that of his family, even after his death. Ebbett was also influential in a wide range of clubs, organisations, charities and sports including the Hamilton South branch of the National Party, Hamilton Yacht Club, Waikato Trotting Club and the Hamilton Plunket Society.

The place also has significance as an architecturally distinctive residence designed by notable architect, J. E. Chitty. Chitty designed the house in 1935 which was towards the end of his career, making 13 Hammond Street one of his later commissions. Chitty worked prolifically through the Waikato; however, there are very few known examples of his residential work, and no other known examples from the mid-1930s. 13 Hammond Street retains a high level of physical integrity and is a representative example of its type and style. It is also a relatively grand local example of a style strongly associated with the time period in which it was designed and constructed.

Appendix 1: Comparative Analysis


The following list identifies a group of known buildings of a similar development period and architectural style to 13 Hammond Street. It is important to note that the list is not exhaustive and is representative of the research carried out for the purpose of this evidence only.


This comparative analysis is in two tables, identifying the known work of J. E. Chitty, and known Spanish Mission style residential buildings in Hamilton. There is no other known residence of Alfred and Lillian Ebbett to include in the analysis.

Unless otherwise noted, the photographs and information are derived from Hamilton City Council records.

J.E. Chitty



111 Peachgrove Road, Hamilton	Scheduled Category B, item ID H111
	<p>This one-and-a-half-storey house was constructed c.1914-18, for and designed by Jack Chitty.</p> <p>The house incorporates a number of features typical of Jack Chitty's earlier work, including bay windows and pelmets as well as a main fireplace with pebbles set into concrete. Chitty also added a summer house and garage.</p>
47 Clyde Street, Hamilton East	Scheduled Category A, item ID H10
 <p>Google Street View, November 2022</p>	<p>St Mary's Convent Chapel was built in 1926 for the Sisters of the Institute of Notre Dame des Missions in Hamilton. The chapel was designed by Jack Chitty in a Romanesque influenced style, evident in the use of semi-circular arches on the main elevation facing Clyde Street and segmental arched windows in groups of three are located between the buttresses on the nave walls.</p>

<p>40 High Street, Frankton</p>  <p>Google Street View, November 2022</p>	<p>Scheduled Category A, item ID H17</p> <p>The Frankton Hotel, constructed 1929 is designed by Jack Chitty. The Frankton Hotel is a substantial two-storeyed masonry building incorporating Spanish Mission influences with stripped classical elements.</p>
<p>4 East Street, Hamilton</p>  <p>Google Street View, May 2021</p>	<p>Notified as built heritage via PC9 (not pursued by HCC)</p> <p>This two-storey, timber-clad, Arts and Crafts influenced house was constructed c.1923 whilst in the ownership of Jack Chitty. A tender notice advertised by Chitty and Cray indicates that it was designed whilst Chitty was in architectural partnership. This place has been modified with a large rear addition.</p>
<p>109 Victoria Street, Hamilton Central</p>  <p>Google Street View, March 2023</p>	<p>Scheduled Category B, item ID H89</p> <p>The Hamilton Buildings were constructed 1915-17 as a project of the Hamilton Building Society. Designed by Jack Chitty in the Edwardian Classical or Italianate style, Chitty had offices here c.1925-30.</p>

213-217 Victoria Street, Hamilton Central	Scheduled Category B, item ID H92
 <p>Google Street View, March 2023</p>	<p>Grocott's Building was constructed in 1924 for pharmacist Harold Grocott. Designed By Jack Chitty in a stripped Classical style the parapet is symmetrically arranged and the building has a suspended verandah.</p>

Spanish Mission style residences

82 Grey Street, Hamilton East	Scheduled Category B, item ID H116
 <p>Google Street View, November 2022</p>	<p>The Spanish Mission-influenced house at 82 Grey Street was built in 1932, designed by local notable architect T. P. Vautier as his own home.</p>
103 Pembroke Street, Hamilton	Notified as built heritage via PC9 (not pursued by HCC)
 <p>Google Street View, November 2022</p>	<p>Constructed c.1934 this single-storey dwelling is of the Spanish Mission style with some Art Deco influences. The crenelated parapet is an interesting feature. No known architect.</p>

15 Bell Street, Hamilton East	Notified as built heritage via PC9 (not pursued by HCC)
 <p>Google Street View, October 2019</p>	<p>Constructed c.1934-40 this single-storey dwelling is of the Spanish Mission style, characterised by the terracotta tiles, arches, shutters, faux beam ends and buttresses. No known architect.</p>
80 Rimu Street, Hamilton	Notified as built heritage via PC9 (not pursued by HCC)
 <p>Google Street View, November 2022</p>	<p>Constructed c.1939 this single-storey dwelling is a combination of Art Deco / Moderne styles with Spanish Mission influences. The main building references the Art Deco / Moderne style through its horizontal banding, whilst the front projecting asymmetrical gable, shutters, semi-circle top light windows, sculpted buttresses and parapets are reflective of the Spanish Mission aspect. No known architect.</p>

Supplementary Assessment

137 Ward Street, Hamilton Central



Figure 1: 137 Ward Street, Hamilton Central. Hamilton City Council, June 2024.

The WSP inventory report captures the main relevant points and description of 137 Ward Street and is not repeated here. Further research elaborates on the background of William Richards Shattock and his butchery businesses. Based on this additional information I have expanded on the threshold-meeting qualities outlined in Hamilton City Council's recategorisation record.

William Richards Shattock

William Richards Shattock (1886-1966) was working as a butcher in Hamilton East in late 1920¹ and in 1924 he opened the "Lake" butchery store on the corner of Pembroke Road and Palmerston Street.² This was likely in response to development of the popular "Palmerston Estate" and the sale of his Hamilton East store in c.1922. By 1927 Shattock had three stores (Lake, Ngaruawahia and Hamilton East), eventually owning six stores (Lake, Ngaruawahia, Hamilton East, Frankton, Whitiora, Victoria Street and Ward Street) with the completion of the main depot at 137 Ward Street in 1935. Likely due to wartime constraints in 1944 the Ward Street store and depot was the sole advertised and operational premises. The business included two farms and a boiling down plant which exported

¹ Waikato Times, Volume 93, Issue 14551, 24 December 1920, pg. 1; Waikato Times, Volume 93, Issue 14549, 22 December 1920, pg. 4.

² Waikato Times, Volume 98, Issue 16142, 15 November 1924, pg. 6.

tallow to England.³ Shattock transferred the lease of his site (and presumably sold the buildings) to the Waikato Meat Mart in 1946. The butchery side of the business was dissolved in 1953.⁴

Shattock was the president of the Hamilton Master Butchers' Association in the mid-1920s, the president of the South Auckland Master Butchers' Association 1930-1944, chairman of the Hamilton Retailers' Association and was a Councillor for Hamilton City Council 1938-46. During his final Council term Shattock was also chairman of the Works Committee. Shattock strongly advocated for the butchery-trade community, raising awareness of abattoir issues, changes in store regulations and difficulties during Depression and war years.

He was also active in the community, having membership to the Waikato Racing Club, as president of the Hamilton branch of the New Zealand Owners, Breeders and Trainers Association, vice-president of the Hamilton Sports Club and a life member of the Hamilton Agricultural and Pastoral Association.

Comparative Analysis

When considering 137 Ward Street in relation to other similar or related places within the locality, region or nation, the main comparison that can be made is with other buildings of a similar architectural style, function and period of development. As a purpose-built Shattock's butchery store and depot, those places associated with Shattock's within Hamilton and the Waikato area are especially comparative.

The comparative analysis (**Appendix 1**) demonstrates that 137 Ward Street is one of two known extant former Shattock's butcheries and based on the analysis the subject building is far more intact than the other remaining branch. Furthermore, 137 Ward Street is the only extant and intact Shattock's butchery depot, complete with retail, processing and operations buildings. There are no other known purpose-built butchery examples from a similar period of development within Hamilton.

Heritage Assessment Criteria

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.

The place has historic value for its association with owner and founder, W. R. Shattock. Shattock was an active and well-known Hamilton businessman and city councillor who held presidential positions in his trade-related associations. Shattock was also distinguished in the community having membership to the Waikato Racing Club, as president of the Hamilton branch of the New Zealand Owners, Breeders and Trainers Association, vice-president of the Hamilton Sports Club, chairman of the Hamilton Retailers' Association and life member of the Hamilton Agricultural and Pastoral Association.

³ Hamilton Workingman's Club, Yearbook 2009, pg. 23.

⁴ Ibid.

Built as the main depot and factory for Shattock's Limited at the height of his business success, the place is directly associated with W. R. Shattock and his butchery business expansion, which established itself as the leading butchers in the Waikato during the early to mid-twentieth century.

The place has **high local** Historic Qualities.

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 place is notable as the last known surviving example of an authentic Shattock's butchers store (other known examples have either been demolished or highly modified). The place is of particular importance as a highly intact example of a purpose-designed and built butchers shop from the mid-1930s, and is of additional interest for incorporating a factory, cooling chamber and associated garage for the delivery fleet, which reflects the expansion of the business. Existing distinctive features include the company name on the parapet, original shop front featuring tiles with 'S' and recessed entrance (behind reversible aluminium doors). It is also possible that the original arched ceilings with ornamental steel trusses (based on the design on the innovative Bledisloe Hall) remain given the existence of the curved roofs.

The place has **high local** Physical/Aesthetic/Architectural Qualities.

Statement of Significance

The place has historic value for its association with owner and founder, W. R. Shattock. Shattock was an active and well-known Hamilton businessman and city councillor who held presidential positions in his trade-related associations and was highly esteemed in the community. Built as the main depot and factory for Shattock's Limited at the height of his business success, the place is directly associated with W. R. Shattock and his butchery business expansion, which established itself as the leading butchers in the Waikato during the early to mid-twentieth century.



The place is notable as the last known surviving example of an authentic Shattock's butchers store and is of particular importance as a highly intact example of a purpose-designed and built butcher's shop from the mid-1930s. It is of additional interest for incorporating a factory, cooling chamber and associated garage for the delivery fleet, which reflects the expansion of the business.

Extant distinctive features include the company name on the parapet, original shop front featuring tiles with 'S' and recessed entrance (behind reversible aluminium doors). It is also possible that the original arched ceilings with ornamental steel trusses (based on the design on the innovative Bledisloe Hall) remain given the existence of the curved roofs.

Appendix 1: Comparative Analysis

The following list identifies a group of known buildings of a similar function and period of development to 137 Ward Street. It is important to note that the list is not exhaustive and is representative of the research carried out for the purpose of this evidence only.

Unless otherwise noted, the photographs and information are derived from Hamilton City Council records.

<p>82 Palmerston Street, Hamilton</p>  <p>Hamilton City Council, June 2024</p>	<p>Unscheduled</p> <p>This building is likely to be the former Lake branch of Shattock's Butcheries. It is now highly modified, with the roof form, eaves and some weatherboards and windows remaining to demonstrate its 1920s construction.</p>
<p>260 Victoria Street, Hamilton Central</p>  <p>Google Street View, May 2021</p>	<p>Scheduled Category B, item ID H74</p> <p>The Victoria Buildings were constructed in 1915, designed by Charles A. Vautier. The commercial premises housed various businesses, including dental and medical practices. The building was not purpose-built to house butcheries. "Farmers Butchery Ltd." (c.1930s), "City Butchery" (c.1960-70s) were both located in the northern tenancy.</p>

Supplementary Assessment

11-21 Pinfold Avenue, Hamilton East



Figure 1: 11-21 Pinfold Avenue, Hamilton East. Hamilton City Council, June 2024.

The WSP inventory reports capture the main relevant points and descriptions of 11-21 Pinfold Avenue and is not repeated here. Further research elaborates on the background of the duplexes and based on this additional information I have expanded on the threshold-meeting qualities outlined in Hamilton City Council's recategorisation record.

Historic Background

The need for the provision of subsidised pensioner housing in Hamilton was first recognised soon after World War II when dormitory blocks were purchased from the Colonial Ammunition Company in Peachgrove Road.¹ In 1951 the State Advances Corporation (SAC) completed its first planned Pensioner Housing project in Newall Street, Hamilton East.² Around this time a policy was formulated by the SAC which opened the door to local bodies and other interested agencies for the development of Pensioner Housing funded by the state in the form of a substantial subsidy and loan monies at very favourable rates of interest.³ Hamilton City Council became involved in 1956 when it took advantage of this offer and built units in Sullivan Crescent.⁴

The Pinfold Avenue duplexes were built by the SAC within an existing state housing development that was subdivided and constructed c.1947-9. The one-bedroom duplexes for pensioners were constructed between 1949 – 1953 during a period where the government was focussed on housing the nuclear family post-World War II. The Department of Housing Construction became the Housing Division of the Ministry of Works in 1943. F. G. Wilson was its chief architect until 1948, when he was appointed assistant government architect. He then succeeded Robert Patterson as government architect on the latter's retirement in 1952.⁵ The Pinfold Avenue duplexes were designed and

¹ A report on Pensioner Housing in Hamilton, Hamilton City Council, 1979, p. 1.

² Ibid.

³ Ibid.

⁴ Ibid.

constructed when Wilson was influential in the Ministry of Works.

There were six groups of SAC pensioner flats in Hamilton in 1979. Of these six, four groups remain extant; six bedsit units in Ross Crescent, a triplex of bedsits in Dryden Road, the former CAC bedsit flats in Peachgrove Road/Francis Street and the three remaining single unit Pinfold Avenue duplexes. Of these groups, the Pinfold Avenue group are the earliest extant examples. The duplexes have remained in government ownership (bar no.19) since construction, and Hamilton City Council records indicate that the units were still known as pensioner housing in 1992.

The duplexes are recognisable as a discrete grouping within a wider state housing development and contribute to a non-contiguous group of recognised historic heritage state housing in Hamilton. Beginning in the early twentieth century with the workers' dwellings on Forest Lake Road, interwar garden suburb of Hayes Paddock, through to the modernist apartment block of Star Flats.

Comparative Analysis

When considering 11-21 Pinfold Avenue in relation to other similar or related places within the locality, region or nation, the main comparison that can be made is with other buildings of a similar architectural style and period of development. As SAC pensioner housing, SAC pensioner housing within Hamilton is especially comparative.

The comparative analysis (**Appendix 1**) demonstrates that 11-21 Pinfold Avenue is one of four known extant groups of pensioner housing developed or adapted by the SAC and is the earliest remaining and the only one-bedroom design example. The analysis also shows that duplexes constructed from the same period of development share common features and are slight variations of a similar design. Conversely, the Pinfold Avenue pensioner duplexes feature flat, corrugated metal roofs, wide overhanging exposed eave rafters to the front and no side eaves, open porch entries flanked with vertical bars and larger two-light sets of sash windows and smaller two-light sets of casement windows. There are no other known duplex examples from the same period of development that are of a Modernist design within Hamilton.

Heritage Assessment Criteria

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 small group of buildings are considered highly intact and unusual examples of the state house (duplex) design, influenced by the architectural preferences of the 1950s lead by F. G. Wilson.

⁵ Julia Gatley, 'Wilson, Francis Gordon', Dictionary of New Zealand Biography, first published in 2000. Te Ara - the Encyclopedia of New Zealand, last accessed 30 May 2024:

<https://teara.govt.nz/en/biographies/5w36/wilson-francis-gordon>

The duplexes are notable and rare examples of one-bedroom unit pensioner housing with distinctive physical attributes that sets them apart from other SAC-designed residential buildings of a similar time period.

The place has **high local** Physical/Aesthetic/Architectural Qualities.

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.

Occupying their original lots, comprising traditional open frontages and substantial set-backs, reinforce the distinctive physical and contextual qualities of the place overall. Located in the notified *Wilson Street and Pinfold Street HHA* (Schedule 8D ID#32) – an area that forms part of a comprehensive state housing scheme and reflects aspects of the establishment of Hamilton as a service town – the place is also considered to contribute to a wider historical theme and physical setting.

The place has **high local** Context Qualities.

Statement of Significance

The small group of buildings are considered highly intact and unusual examples of the state house (duplex) design, influenced by the architectural preferences of the 1950s lead by Government Architect F. G. Wilson. The duplexes are notable and rare examples of one-bedroom unit pensioner housing with distinctive physical attributes that sets them apart from other State Advances Corporation-designed residential buildings of a similar time period.

The duplexes occupy their original lots, comprising traditional open frontages and substantial set-backs, reinforcing the distinctive physical and contextual qualities of the place overall. The place is also considered to contribute to a wider historical theme and physical setting of comprehensive state housing development in Hamilton.




Appendix 1: Comparative Analysis

The following list identifies a group of known buildings of a similar development period, use and architectural style to 11-21 Pinfold Avenue. It is important to note that the list is not exhaustive and is representative of the research carried out for the purpose of this evidence only.

This comparative analysis is in two tables, known SAC pensioner housing and duplex designs from a similar architectural period in Hamilton.

Unless otherwise noted, the photographs and information are derived from Hamilton City Council records.

Known extant pensioner housing

1-6/19 Ross Crescent, Hamilton  Google Street View, May 2021	Unscheduled This pensioner bedsit housing is part of a c.1949 subdivision, but built later than the surrounding dwellings, narrowed to 1953 – c.1970 by historic aerial photography. The tiled hipped roofs, casement three-light window sets and recessed entries indicate a construction date of mid-to-late 1950s.
27 Dryden Road, Hamilton  Google Street View, May 2021	Unscheduled This three-unit, bedsit pensioner housing design is part of a c.1959-60 subdivision. It has a tiled gable roof with smaller secondary gables at each end, recessed entries and top-hung one and two-light window sets. The design and materiality are very similar to surrounding state housing dwellings.
15 Francis Street, Hamilton  Google Street View, June 2020	Unscheduled This eight-unit bedsit pensioner housing is a former Colonial Ammunition Company staff housing building, repurposed post-WWII. It was likely constructed in the early 1940s. It is not a purpose-built SAC pensioner housing unit.

Known state housing duplex designs from the late 1940s - early 1950s:

<p>120-122 Fairfield Road, Hamilton</p>	<p>Unscheduled, within notified PC9 Fairfield Road Historic Heritage Area</p>
 <p>Google Street View, November 2022</p>	<p>The Fairfield Estate state housing was constructed between 1948 – 1953. This duplex example has a tiled gable roof, recessed entries, casement three-light window sets and appears symmetrical in design. The accessibility ramp is a later addition.</p>
<p>7-9 Gardiner Place, Hamilton</p>	<p>Unscheduled, within notified PC9 Fairfield Road Historic Heritage Area</p>
 <p>Google Street View, May 2021</p>	<p>The Fairfield Estate state housing was constructed between 1948 – 1953. This duplex example has a tiled hipped roof, casement three-light window sets and a single hipped bay to one duplex unit.</p>
<p>44-46 Sare Crescent, Hamilton</p>	<p>Unscheduled, within notified PC9 Sare Crescent Historic Heritage Area</p>
 <p>Google Street View, May 2021</p>	<p>Sare Crescent was surveyed for subdivision in 1949 and construction completed by 1953. This duplex example has a tiled main hipped roof with a double-hipped front bay to one duplex unit and casement three-light window sets.</p>
<p>7-9 Cussen Street, Hamilton</p>	<p>Unscheduled</p>
 <p>Google Street View, November 2022</p>	<p>This duplex is part of a small state housing development surveyed in 1948. The dwellings were constructed between 1948 – 1953. This duplex example has a tiled hipped roof, recessed entries, casement two and three-light window sets and appears symmetrical in design. The carports and sheds are later additions.</p>

Supplementary Assessment

12 Anzac Parade, Hamilton Central



Figure 1: 12 Anzac Parade, Hamilton Central. Hamilton City Council, August 2023.

The WSP inventory report captures the main relevant points and description of 12 Anzac Parade and is not repeated here. Further research demonstrates the esteem and celebration of the new centralised regional police station in the early-to-mid 1970s and the background and significance of notable Ministry of Works architect, Frank Irvine Anderson. Based on this additional information I have expanded on the threshold-meeting qualities outlined in Hamilton City Council's recategorisation record.

Historic Background

The first police station on the Anzac Parade (formerly Bridge Street) site was constructed c.1915¹ alongside a villa that housed administrative staff. Plans to relocate from the two-storied police station in Bridge Street had been mooted since the late 1930s² and a replacement building on the Bridge Street site since the late 1950s³. By June 1971 the specifications were ready and a finely

¹ Waikato Times, Volume 84, Issue 13094, 8 February 1915, pg. 4.

² Waikato Times, Volume 121, Issue 20191, 11 May 1937, pg. 11.

³ Waikato Times, 1 June 1971, pg. 1.

detailed model of the proposed new building was on display at the Waikato Winter Show.⁴ According to the Chief Superintendent of the Hamilton Police, the new plans for the building were made by the local Ministry of Works architects with the cooperation of the police.⁵ Plans detailing the cell blocks are noted as drawn by District Architect Frank Irvine Anderson.

The tender for the new Hamilton District Headquarters and Central Police Station was advertised in October 1971 with a contract estimate of \$2,429,426.00.⁶ Hawkins Construction were the successful tenderers, accepting the contract in February 1972.⁷ Piling work was quickly underway with Anderson noted as the contract architect.⁸ Multiple delays extended the completion date to late 1975.⁹ Anderson was promoted to Government Architect in late 1973 and progress was subsequently overseen by Sectional Architect A. G. Christopherson, and then new District Architect C. T. O'Cain.¹⁰

The building was ceremonially opened by the Prime Minister on 29 October 1975 as the new, centralised district headquarters for the police. The Minister of Police, Commissioner of Police, Commissioner of Works and F. I. Anderson, Government Architect also attended. It was described as the “nerve centre” for police operations in Hamilton and the Waikato as well as the focal point for staff social activities, study and facilities for day-to-day living.¹¹ The building was innovative in the district for including accommodation for staff.¹² The station was described as catering for every possible need and because it was the newest station in the country, designers were able to combine the best aspects of the new Auckland (1967) and Christchurch (1973) stations in the plans for Hamilton.¹³ Police Commissioner K. B. Burnside recorded his appreciation of the excellent results achieved in the construction of the new district headquarters and central police station, specifically noting the standard of accommodation, liaison and cooperation between the head office and district levels.¹⁴

Frank Irvine Anderson

Frank Irvine Anderson (1913-2007) studied at the Auckland School of Architecture between 1931-34 gaining his architecture diploma and registration as an Associate of the New Zealand Institute of Architects.¹⁵ He became a fellow of the institute in 1965.¹⁶ He began his career at Holman, Moses and Watkin in Auckland, and in 1940 worked with the Fletcher Construction Company.¹⁷

Anderson was then temporarily employed by the Public Works Department, initially designing and/or converting buildings for defence purposes at the beginning of World War II. Examples of his work from this time include the barracks at Castor Bay, the Seagrove Aerodome on Manukau

⁴ Ibid.

⁵ Ibid.

⁶ Archives New Zealand, R3367912-25, R17279756.

⁷ Ibid.

⁸ Ibid.

⁹ Ibid.

¹⁰ Ibid.

¹¹ Waikato Times, 28 October 1975, pg. 21.

¹² Waikato Times, 28 October 1975, pg. 20.

¹³ Ibid.

¹⁴ Archives New Zealand.

¹⁵ Architecture Archive, A546f.

¹⁶ Ibid.

¹⁷ “Frank Irvine Anderson”, unpublished biographical essay, Deborah Hutton, 1999.

harbour, and the mine base on Rangitoto Island.¹⁸ He served in the army in Egypt and post-war Anderson accepted the permanent position of Resident Architect in Hamilton.¹⁹ Projects at this time included restoration of the Chateau Tongariro and Wairakei Hotel. Anderson relocated to Wellington briefly as a Sectional Architect in 1949-52, returning to Hamilton as District Architect, a position he held until his promotion to Government Architect in 1973.²⁰

During his almost 30 years in Hamilton Anderson was significant in shaping the city and the Waikato, Rotorua, Taupo and Bay of Plenty regions; designing and project managing many important government and civic buildings and was among the first to use pre-cast and pre-stressed concrete construction.²¹ His long tenure as District Architect meant that he worked alongside and brought to life the modernist architectural transformations of the government's building programme of Government Architects F. Gordon Wilson, Fergus G. F. Sheppard and John Blake-Kelly. Under Sheppard's leadership, building elevations were characterised by floorplates with an overhang, and vertical fins and brise soleil (slatted walls and overhanging roofs), all of which provided shade.²² Anderson also represented the Ministry of Works on several combined committees, was vice-chairman of the Waikato committee of the Historic Places Trust and chairman of the South Auckland branch of the Institute of Architects.²³

Comparative Analysis

When considering 12 Anzac Parade in relation to other similar or related places within the locality, region or nation, the main comparison that can be made is with other buildings of a similar architectural style and period of development. As the Ministry of Works designed buildings throughout New Zealand, those places designed by the Ministry of Works within Hamilton and the wider regional area are especially comparative.

The comparative analysis (**Appendix 1**) demonstrates that the Central Police Station in Hamilton is one of the tallest buildings designed, exhibits Anderson's preferred use of concrete, and is heavily influenced by the Brutalist-inspired style of architecture. There are no other Brutalist or police station buildings scheduled and many examples have been demolished, modified and/or adaptively reused. The Hamilton Central police station remains in its original use and largely intact. There are no other known examples that are of a similar scale or design within the Hamilton Ministry of Works office's district, an area which encompassed the Waikato, Bay of Plenty and Taupo regions.

Heritage Assessment Criteria

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.*

¹⁸ Ibid.

¹⁹ Architecture Archive.

²⁰ Ibid.

²¹ Hutton, 1999.

²² Peter Richardson. 'Sheppard, Fergus George Frederick', Dictionary of New Zealand Biography, first published in 2022. Te Ara - the Encyclopedia of New Zealand, last accessed 13 June 2024:

<https://teara.govt.nz/en/biographies/6s8/sheppard-fergus-george-frederick>

²³ Architecture Archive.

The place is a distinctive and largely intact, representative example of Brutalist architecture in the locality, reflecting the style favoured by the Ministry of Works during the 1960s to 1980s. The place is a particularly notable example of its type for its scale and physical attributes, setting it apart from other local and regional buildings produced by the Hamilton office of the Ministry of Works.

The place represents the centralisation of police services in the region and includes purpose designed cell-blocks, accommodation, social and operational spaces. The building is considered a notable local example of the work of the Ministry of Works, and especially architect, Frank Irvine Anderson, who made a significant contribution to Ministry of Works projects during his long tenure as District, and then later, Government Architect.

The place has **high local** Physical/Aesthetic/Architectural Qualities.

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.

Situated on a prominent corner site, occupied by the Hamilton Police Station since c.1915, and of a scale and design that makes it conspicuous in the townscape, the place is an important landmark that is associated with the wider historical theme of law enforcement in the locality.

The place has **high local** Context Qualities.

Statement of Significance

Designed in c.1971 by the Ministry of Works and completed by 1975, the new Hamilton District Headquarters and Central Police Station represents the centralisation of police services in the region and includes purpose designed cell-blocks, accommodation, social and operational spaces.

The place is a distinctive and largely intact, representative example of Brutalist architecture. It is a notable local and regional building for its design, demonstrating key features of the modern Brutalist movement, including exposed pre-cast concrete cladding, vertical fins and over hanging floorplates and top floor. The seven-storied building is illustrative of Anderson's architectural direction which moved strongly to core Brutalist ideals at the end of his District Architect tenure and as Government Architect.

The building occupies a prominent corner site, occupied by the Hamilton Police Station since c.1915, and of a scale and design that makes it conspicuous in the townscape. The place is an important landmark that is associated with the wider historical theme of law enforcement in the locality.



Appendix 1: Comparative Analysis

The following list identifies a group of known, modernist Ministry of Works-designed buildings of a similar development period and architectural style, or purpose-built function to 12 Anzac Parade. It is important to note that the list is not exhaustive and is representative of the research carried out for the purpose of this evidence only.


This comparative analysis is in two tables, identifying the known buildings of work of a similar development period and architectural style, and known police stations within the jurisdiction of the Hamilton Ministry of Works office.

Unless otherwise noted, the photographs and information are derived from Hamilton City Council records.



Ministry of Works-designed buildings of a similar development period and architectural style

<p>7 Caro Street, Hamilton Central</p>  <p>Hamilton City Council, July 2023</p>	<p>Unscheduled</p> <p>The Central Telephone Exchange (1969) in central Hamilton is now modified, with replacement and/or painted cladding and multiple additions/areas of infill.</p>
<p>Bisley Road, Enderley, Hamilton</p>  <p>Google Street View, December 2020</p>	<p>Unscheduled</p> <p>The Ruakura Animal Research Station is c.1967 and appears to remain relatively intact.</p>

<p>University of Waikato Library</p>  <p>Hamilton City Council, June 2024</p>	<p>Unscheduled</p> <p>This building forms part of the planned university development from the 1960s. It is a stand-alone structure that has recently been modified with a large addition.</p>
<p>1134 Arawa Street, Rotorua</p>  <p>Google Street View, July 2021</p>	<p>Unscheduled</p> <p>1962 Government Departmental Building. Highly modified from its original design, the place was renovated c.1991 to become the public library.</p>
<p>1177 Hinemoa Street, Rotorua</p>  <p>Google Street View, July 2021</p>	<p>Unscheduled</p> <p>1971 Post Office and Telephone Exchange.</p> <p>Adaptively reused as a shopping mall and apartments. Many joinery changes and removal of some stone cladding.</p>

1143 Haupapa Street, Rotorua	Unscheduled
 <p>Google Street View, July 2021</p>	<p>Māori Land Court Building. This design was adapted for the University of Waikato's B Block.</p>

Ministry of Works-designed police stations

22-24 Victoria Street, Cambridge	Unscheduled
 <p>Google Street View, April 2023</p>	<p>The former Police Station in Cambridge (1954) is now heavily modified with replacement joinery, painted brickwork and removal and replacement of the entrance awning.</p>
62-70 Boon Street, Whakatane	Unscheduled
 <p>Google Street View, January 2024</p>	<p>The current Police Station in Whakatane (1970) appears intact to its original design, with the addition of signage.</p> <p>It is a good example of a modern, small scale Ministry of Works-designed station.</p>

Supplementary Assessment

65 Braid Road, Hamilton



Figure 1: 65 Braid Road, Hamilton. Hamilton City Council, September 2023.

The WSP inventory report captures the main relevant points and description of 65 Braid Road and is not repeated here. Further research elaborates on the architect, Terence P. Vautier. Based on this additional information I have expanded on the threshold-meeting qualities outlined in Hamilton City Council's recategorisation record.

Terence P. Vautier

T. P. Vautier is a second-generation, Hamilton-based architect who made a significant contribution to the built form of Hamilton and the Waikato in the 1930s through 1960s. Representative examples of his work individually and in partnership are recognised as built heritage in the Hamilton City Council Operative District Plan. Vautier's buildings are also the subject of Art Deco tours and included in leading text on New Zealand architecture.¹

A full background of T. P. Vautier is within a research project by Alice Morris, which is available as a supporting document to the Plan Change 9 Built Heritage topic.²

Comparative Analysis

¹ Hamilton City Libraries, [HCLE_05324](#); Peter Shaw, "A History of New Zealand Architecture", Hodder Moa Beckett Publishers Limited, 2003, p. 131.

² Alice Morris, "Modern as the Moment: The 1930s and 1940s Architecture of Hamilton's Moderne Architect, Terence P. Vautier", ARCHGEN 754 – Research Project, 14 November 2019, last accessed 18 June 2024: <https://storage.googleapis.com/hccproduction-web-assets/public/Uploads/Documents/Content-Documents/Property-Rates-and-Building/PC9-Historic-Heritage-and-Natural-Environments/Architecture-General-Research-Project-Alice-Morris.pdf>

When considering 65 Braid Road in relation to other similar or related places within the locality, region or nation, the main comparison that can be made is with other buildings of a similar architectural style and period of development. Designed by notable local architect, T. P. Vautier, those places designed by Vautier within Hamilton and the Waikato area are especially comparative.

The comparative analysis (**Appendix 1**) demonstrates that 65 Braid Road is the only known substantial, Modern design by Vautier in Hamilton. The other known late 1940s-early 1950s and 1960s examples of Vautier's work are highly modified.

The analysis also shows that the subject building is a good representative example of a local Modern style residence when compared with other vernacular and architect-design examples.

Heritage Assessment Criteria

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 place has high physical/aesthetic/architectural qualities as a largely intact and good representative example of a large residence designed in the modern style and as a notable example of the later work of well-known architect, Terence P. Vautier.

The place exemplifies the diversification of the design work of Vautier and is important in the context of his body of work as the only known building representing the shift from Art Deco and Moderne to a Modernist phase. This is evidenced by physical attributes such as the square (rather than round or waterfall) forms, wide eaves and larger, boxier awning-style fenestration.

The place has **high local** Physical/Aesthetic/Architectural Qualities.

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 high context qualities as a relatively conspicuous structure in the locality and for occupying its original site and largely retaining its physical setting. Set high on a prominent corner site with one of the largest, original land areas in the immediate block, the place is notable for its predominantly intact setting and defines the eastern end of the street before the downward topography to Saint Andrews Terrace.

The place has **high local** Context Qualities.

Statement of Significance

The place has high physical/aesthetic/architectural qualities as a largely intact and good representative example of a large residence designed in the modern style and as a notable example of the later work of local architect, Terence P. Vautier.

The place exemplifies the diversification of the design work of Vautier and is important in the context of his body of work representing the shift from Art Deco and Moderne to a Modernist phase. This is

evidenced by physical attributes such as the square (rather than round) forms, wide eaves and larger, boxier, awning-style fenestration.

The place has high context qualities as a relatively conspicuous structure in the locality and for occupying its original site and largely retaining its physical setting. Set high on a prominent corner site with one of the largest, original land areas in the immediate block, the place is notable for its predominantly intact setting and defines the eastern end of the street before the downward topography to Saint Andrews Terrace.

Appendix 1: Comparative Analysis




The following list identifies a group of known Vautier-designed buildings and residences of a similar development period to 65 Braid Road in Hamilton. It is important to note that the list is not exhaustive and is representative of the research carried out for the purpose of this evidence only.

This comparative analysis is in two tables, identifying the known work of T. P. Vautier, and known Modern style residences in Hamilton.

Unless otherwise noted, the photographs and information are derived from Hamilton City Council records.

T. P. Vautier

82 Grey Street, Hamilton East	Scheduled Category B, item ID H116
 Google Street View, November 2022	The Spanish Mission-influenced house at 82 Grey Street was built in 1932, designed by architect T. P. Vautier as his own home.
1319 Victoria Street, Hamilton Central	Scheduled Category B, item ID H75
 Google Street View, March 2023	This Moderne house was designed by T. P. Vautier in c.1938. The design of the house reflects modern concepts in its planning and external form and appearance with its concealed flat roof, stream-lined curved corners and Art Deco detail including chevron mouldings to one of the parapets and windows.
1331 Victoria Street, Hamilton Central	Scheduled Category B, item ID H76
 Google Street View, May 2021	This Art Deco / Moderne house was constructed c.1944 for T. P. Vautier, to his design. It is significant both for its association with Vautier and its substantial size and architectural design. The house remains on its original site and its garden setting makes an important contribution to its significance.

803 Victoria Street, Hamilton Central	Scheduled Category B, item ID H98
 <p>Google Street View, November 2022</p>	<p>The carefully detailed Art Deco building at the corner of Victoria and Rostrevor Streets was designed in June 1937 by Vautier and Vautier Architects and built in 1938. This is a very good example of a commercial building designed in the Art Deco Style, built in the interwar period.</p>
9 Galbraith Avenue, Hamilton	Unscheduled
 <p>Date unknown. https://www.propertyvalue.co.nz/waikato/hamilton-city/beerescourt-3200/9-galbraith-avenue-beerescourt-hamilton-3200-8536667; last accessed 11 June 2024</p>	<p>This property is not visible from the street but is understood to be the self-designed home of T. P. Vautier in the late 1940s-early 1950s. Historic records indicate that the Vautier's owned this site from 1947. Based on Hamilton City Council records the dwelling was a simple, small, single storey Modern-influenced design. The place is now highly modified with successive additions and alterations.</p>
39 Lake Domain Drive, Hamilton Lake	Unscheduled
 <p>Google Street View, March 2023</p>	<p>This property is not highly visible from the street but is understood to be the self-designed home of T. P. Vautier constructed c.1960. Based on Hamilton City Council records and real estate images the place is highly modified.</p>
76 Lake Crescent, Hamilton Lake	Unscheduled
<p>NV.</p>	<p>This property is not visible from the street but is understood to be the self-designed home of T. P. Vautier constructed c.1966. Based on Hamilton City Council records the place is modified.</p>

Modern residences

<p>31 Eton Drive, Hamilton</p>  <p>Google Street View, October 2019</p>	<p>Scheduled Category B, item ID H104</p> <p>The house at 31 Eton Drive was built in 1962-1963 for Alexander Gaskell Pickard and Judith Ngaire Maud Pickard, based on a design prepared for them for another site in Hamilton by Austrian-born Modernist architect Ernst Plischke, who emigrated to New Zealand in 1939. It is the only house designed by Plischke in Hamilton, and amongst the last he designed in New Zealand before returning to Vienna in 1963. Based on Hamilton City Council records and Google Street View the place is highly modified.</p>
<p>467 Tuhikaramea Road, Temple View</p>  <p>Google Street View, April 2023</p>	<p>Scheduled Category B, item ID H133</p> <p>First House was the first of a group of eleven houses on the east side of Tuhikaramea Road that were the first permanent homes constructed in the Church of Jesus Christ of Latter-day Saints college settlement. First House was built of cement blocks or bricks manufactured on site and was completed in 1952 and became the residence of project supervisor George Biesinger and his family.</p>
<p>504 Tuhikaramea Road, Temple View</p>  <p>Hamilton City Council, April 2024</p>	<p>Scheduled Category B, item ID H294</p> <p>The dwelling at 504 Tuhikaramea Road c.1958 appears to have been built in an interpretation of the Modern Movement style. The main section of the residence has a large low-slung gabled roof, roof eaves extend significantly over the edge of the building footprint with a deep overhang and the gabled end (front) of the building is almost completely glazed, following the Modernist 'curtain wall' developments of the era where large areas of glass were becoming typical.</p>

6 Woodstock Road, Hamilton	Unscheduled
 <p>Date unknown. https://www.soldby.co.nz/blog/932447; last accessed 18 June 2024</p>	<p>Self-designed Modern residence of notable architects, Aubrey and Mary de Lisle, constructed c.1953-6.</p>
11 Hobson Street, Hamilton	Unscheduled
 <p>Date unknown. https://raywhite.co.nz/waikato/hamilton/maeroa/HAM23006/; last accessed 18 June 2024</p>	<p>Self-designed Modern residence of local architect Robert Galloway, constructed c.1950s.</p>

APPENDIX 3

Archifact Limited: Memorandum for 137 Ward Street, Hamilton Central

memorandum

preliminary review of heritage evaluation

archifact

architecture & conservation



limited

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attn: james dunster

cc: louise feathers, feathers planning

from: archifact – architecture & conservation ltd (Archifact)

date: 24th august 2023

re: 137 ward street, hamilton
built heritage, plan change 9

1. background

This Built Heritage Memorandum offers an independent and objective professional review of the historic heritage assessment of the former Shattock's Butchery and meat processing site undertaken by Hamilton City Council as part of its Plan Change 9 (PC9) evaluation.

The building is currently recommended for inclusion on Schedule 8A- Built Heritage of the Operative District Plan through PC9 as a Category B asset.

1.1 commission

Archifact was commissioned by Meixner Holdings Limited in July 2023.

1.2 conservation practice

Consideration of any conservation issues relating to this place have been made in accordance with the principles of the *ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value* (2nd edition, 2010).

1.3 considerations

This assessment has been based on information available at the time. A site visit was undertaken on 1st August 2023 to understand the heritage, streetscape, and nearby area context. This assessment does not include a structural engineer's report or an archaeological assessment of the site. All images are copyright of Archifact unless specifically stated otherwise.

2. identification of the place

2.1 address

137 Ward Street
Hamilton

2.2 ownership

The building is owned by Moregate Exports Limited.



2.3 legal description

Lot 12 DP 17135

The current title reflects one of the historical Lot subdivisions.

The adjacent Lot 13 DP 17135 (139 Ward Street) is in the same ownership on a separate title and is excluded from the Council's evaluation and this report.

2.4 local authority status

The building at 137 Ward Street, Hamilton, is currently being considered for inclusion on the Built Heritage (structures, buildings, and associated sites) as a Category B heritage asset. Schedule 8A of the Operative District Plan (**ODP**) records individual Built Heritage items including buildings, structures, and associated sites.

Notification of PC9 affords the subject building equal legal status to those items which are already recognised on the Schedule.

2.4.1 operative district plan

The Hamilton City Council ODP was made operative on 22nd September 2017.

It was last revised on 18th April 2023 and is currently subject to six plan changes including PC9 which specifically addresses "Historic Heritage and Natural Environment".

2.4.2 proposed plan change 9

PC9 assesses the existing elements recognised as Historic Heritage with the District Plan, including 122 built structures and five special character areas, and considers any new elements that may need to be added to ensure Hamilton's unique heritage and natural environment is protected. PC9 proposes 32 new Historic Heritage Areas and 182 additional structures to be added to the District Plan.

The plan change was notified on 22 July 2022 and is currently being considered by an independent commissioner's panel following a series of hearings in May 2023.

It identifies the application site as an item of Built Heritage significance and proposes its addition to the Schedule of Historic Heritage.

2.5 heritage new zealand pouhere taonga listing

The subject place, neither the building nor the site, does not appear in the New Zealand Heritage List/Rāangi Kōrero administered by Heritage New Zealand Pouhere Taonga (**HNZPT**).

2.6 archaeological status

It is acknowledged that any site, having been associated with human activity before 1900, may be defined, in accordance with Sections 6a(i) and 6b of the Heritage New Zealand Pouhere Taonga Act 2014, as an archaeological site.

The ArchSite archaeological recording system administered by the New Zealand Archaeological Association records archaeological sites in the vicinity of the subject site, but not the subject site.

An application for an Authority to Modify an Archaeological Site (**Authority**) must be made to HNZPT for any activities that will or may modify or destroy the whole or any part of any archaeological site.

3. existing site and context

The existing building is located on a through-site bounded by Ward Street and Nisbet Street in central Hamilton. The Ward Street end of the site (northwest facing) contains a single storey building with a barrel roof behind a tall parapet. This end of the site also provides access to a goods yard to the south-west which is on a separate title for 139 Ward Street. The Nisbet Street frontage (southeast facing) also appears as a single storey volume at street level but, in fact, absorbs a substantial level change towards the south within a two-storey double-width building.

The buildings at 137 Ward Street are connected by a single storey loading bay (Figure 16) which appears as an independent structure with its own roof plane.



Figure 1: View of Shattock's Buildings between Ward Street (left of frame) and Nisbet Street (right of frame).



Figure 2: Principal elevation of the former shop front on Ward Street. The yard at right and building visible to the rear are on a separate title for 139 Ward Street. The large Wintec carpark to the very rear is located on Nisbet Street which is a full storey height above the ground level of Ward Street.



Figure 3: The Signal Building to the east (left) of the subject site is the only other building in the street which reflects the 1920s grain of subdivision.



Figure 4: The west elevation of the adjacent plot 13 demonstrates the level change to the rear of the site.



Figure 5: Ceiling above original shopfront entrance.



Figure 6: Some modifications have been made to the original shop front joinery.



Figure 7: Likely original doors provide access to the meeting room.



Figure 8: Looking west along Ward Street with underside of shopfront canopy shown.



Figure 9: Parapet end detail on north west corner with decorative hopper from parapet gutter and modern down pipes.



Figure 10: Detail of original shopfront tiles.



Figure 11: Detail of timber decoration above shop front windows.



Figure 12: Meeting room interior with no discernible heritage features.



Figure 13: Meeting room interior showing former entrance and large shopfront windows.



Figure 14: Ceiling detail in office has some aesthetic merit.



Figure 15: Single storey loading bay between shop and double storey building.



Figure 16: Singular remnant decorative detail on parapet of single storey laboratory building.



Figure 17: View of barrel roof over single story shop.



Figure 18: View of building frontage on Nisbet Street.

3.2 historic development

"Probably the most progressive step taken by a local businessman falls to the credit of Mr. W. R. Shattock, the well-known butchery proprietor, who has just provided Hamilton with premises absolutely unique, and of a size that scorns comparison with those of any town outside the cities. This fine building comprises a wholesale and retail shop, cooling chamber, and a small goods and bacon factory. The public are cordially invited to inspect this notable addition to Hamilton's architecture. Entering the shop, one is impressed with the spaciousness of the building. The arched ceiling is built on the same principle as the Bledisloe Hall at the Winter Show, the design giving the shop a lofty and airy appearance. The ornamental steel trusses impart a distinctly modern effect. The general finish of the shop walls, counters, and benches is in black and white vitrolite. All unnecessary corners and projections have been eliminated thus making for perfect sanitation and hygiene..."

"The meat is brought through doors which close automatically. The rear of the building is completed with an up-to-date garage where the firm's own mechanics are employed. This section has more than ample accommodation to house the ten vans and vehicles of Shattock's delivery fleet..."

"The firm's original colours - black, yellow, and red – adorn the façade of the building and the general finish and appearance are a tribute to the enterprise of Shattock's"

Ltd., who, with their five branch shops, have definitely established themselves as the leading butchers of the Waikato.¹

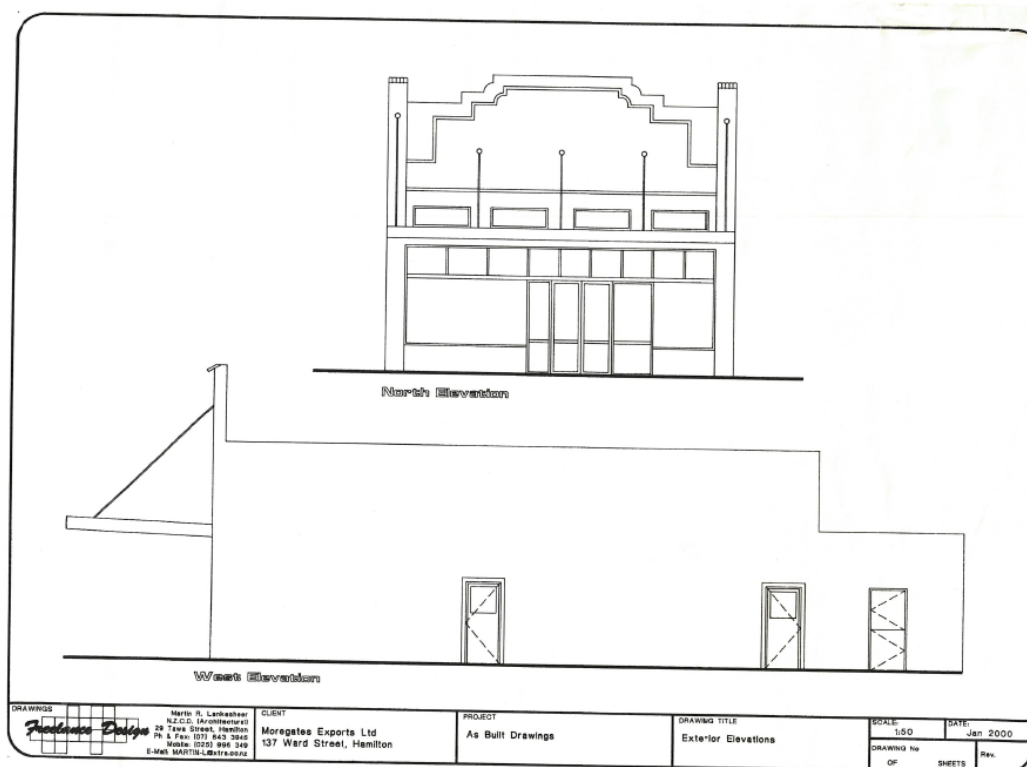


Figure 19: As-built drawings of 137 Ward Street, dated January 2000.

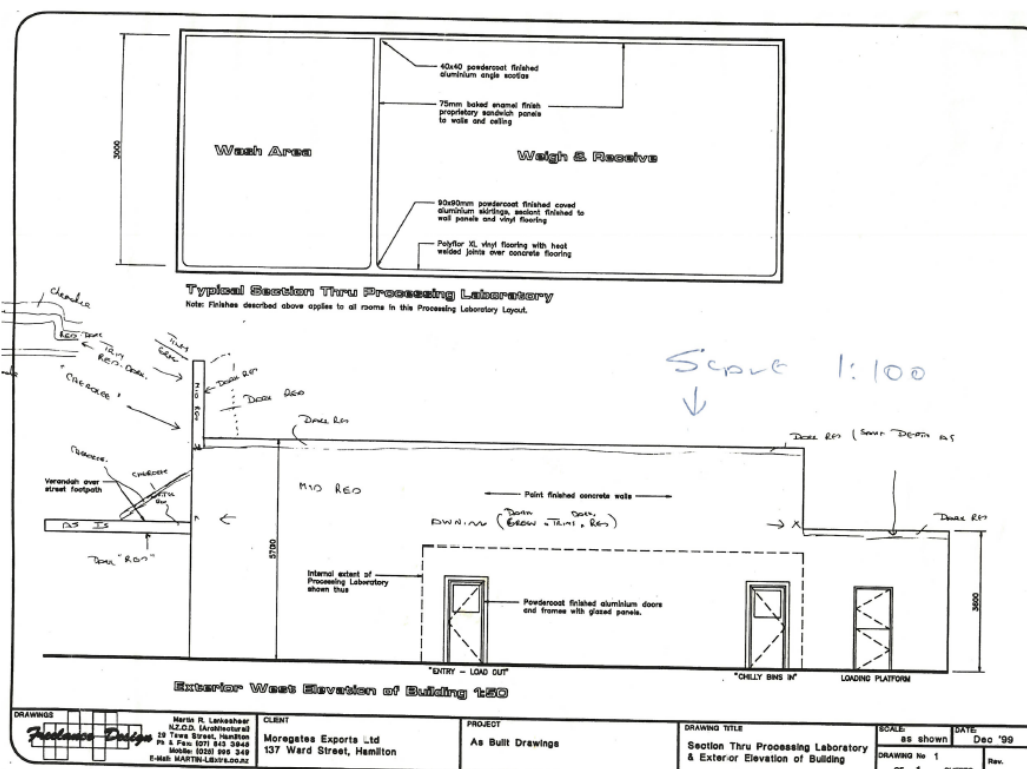


Figure 20: As-built section and interior detail drawings of 137 Ward Street, dated December 1999, showing minor exterior works and encapsulation of interior with sandwich panels for laboratory use and refrigeration.

¹ Waikato Times, Volume 99, Issue 16510, 1 June 1935, Page 8

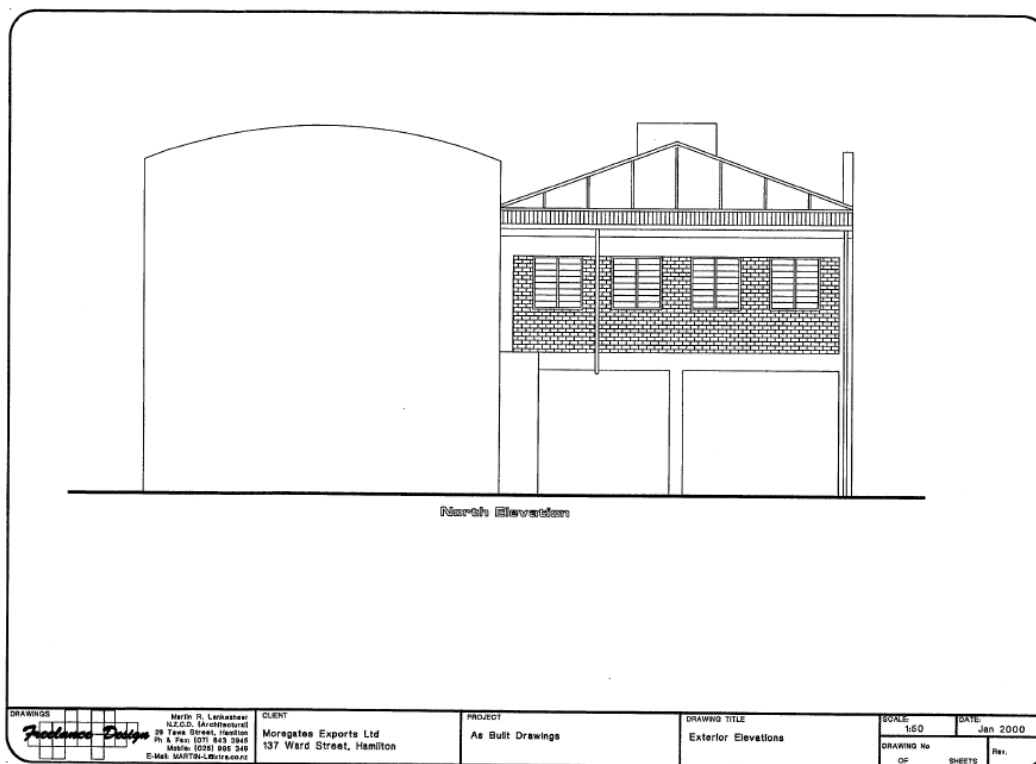


Figure 21: As-built elevation drawing of double storey buildings to rear of 137 and 139 Ward Street, dated January 2000.

4. significance

This section reviews the evaluation and significance statement prepared by Hamilton City Council in support of the building being added to Schedule 8A of the Operative District Plan.

4.1 evaluation of significance²

Assessment Criteria - Level of Significance

The following levels of significance have been used in this assessment and are mainly derived from the rankings within section 8.1.2 of the Hamilton City Council District Plan. Significance is ranked against the following qualities: Associative value, historical pattern, style/design/type, designer or builder, rarity, integrity, setting, landmark, continuity, group, technological, human occupation/activities and events, existing HNZPT listing, cultural, and scientific value.

a) Outstanding – The item has outstanding overall value in respect of the criteria considered and has national significance to that specific criterion.

b) High - The item has high overall value in respect of the criteria considered and has regional significance to that specific criterion.

c) Moderate – The item has moderate overall value in respect of the criteria considered and has local significance to that specific criterion.

d) Low – The item has lower overall value in respect of the criteria considered and may have local significance to that specific criterion.

² This section is adopted in full from: Hamilton City Council, Heritage Inventory, Assessment Form Draft *Former Shattocks Butchery*, June 2022

e) None - The item has no overall value in respect of the criteria considered, nor does it have any geographic significance to that specific criterion.

f) Unknown – The item may have heritage significance, but, due to limited current knowledge and pending further investigation or research, the exact significance of the place is currently unknown, e.g., future archaeological assessment for pre-1900 activity at a place.

assessment of significance

a. historic qualities	
i. Associative Value - The historic place has a direct association with or relationship to, a person, group, institution, event, or activity that is of historical significance to Hamilton, the Waikato, or New Zealand.	<p>Level of Significance: Moderate</p> <p>Explanation: The place has moderate associative value for its connection to the well-known butchery business of Shattocks' Ltd and its owner, Mr W. R. Shattock.</p>
ii. Historical Pattern: - The historic place is associated with important patterns of local, regional, or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.	<p>Level of Significance: Moderate</p> <p>Explanation: The place has moderate significance with regard to historic patterns in the region. The building was one of six butcheries erected in Hamilton in the mid-20th century as demand for butchery services rose. It was also one of several commercial buildings erected in Ward Street between Anglesea and Tristram Streets between the mid-1920s and 1930s, of which few now remain.</p>

b. physical / aesthetic/ architectural qualities	
i. Style/Design/Type: The style of the historic place is representative of a significant development period in the city, region, or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.	<p>Level of Significance: Moderate</p> <p>Explanation: The former butchery building has moderate architectural significance for its use of Art Deco style elements which were popular at the time. Of note is the use of tiling to the exterior, which not only features geometric patterning, but is also identifiable as a feature common to butcher's shops.</p>
ii. Designer or Builder: The architect, designer, engineer, or builder for the historic place was a notable practitioner or made a significant contribution to the city, region or nation, and the place enlarges understanding of their work.	<p>Level of Significance: Unknown</p> <p>Explanation: Neither the architect nor the builder of the place are known. Given the detailed description of the shop building presented in the local papers at the time of construction, it is evident that the building was purpose designed and therefore it is likely that an architect was involved.</p>

iii. <i>Rarity: The place or elements of it are unique, uncommon, or rare at a local, regional, or national level, or in relation to particular historic themes.</i>	Level of Significance: Moderate
	Explanation: The place has moderate rarity value as a mid-20th century butcher's building. The building also has rarity as one of the few remaining commercial buildings dating to the 1924 subdivision of this part of Ward Street
iv. <i>Integrity: The place has integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out.</i>	Level of Significance: Moderate
	Explanation: The place has moderate integrity value. It has retained its original form and some of its original fabric, though some modifications are evident. The aluminium frame joinery that has been installed on the front obscures a large amount of historic fabric that remains intact.

c. context or group qualities	
i. <i>Setting: The physical and visual character of the site or setting is of importance to the value of the place and extends its significance.</i>	Level of Significance: Low
	Explanation: The place has moderate significance for its setting. The eastern side of Ward Street was subdivided by the Hamilton Borough Council and leases for each section were granted to companies who required commercial premises. The site has not been subdivided since 1924. However, the surrounding commercial buildings dating to this period have typically been demolished or substantially altered.
ii. <i>Landmark: The historic place is an important visual landmark or feature.</i>	Level of Significance: None
	Explanation: The place has no known landmark value.
iii. <i>Continuity: The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.</i>	Level of Significance: Low
	Explanation: The place makes some contribution to the continuity and established built character of the street by providing evidence of material use and architectural design in this part of Hamilton during the late 20 th century.
iv. <i>Group: The historic place is part of a group or collection of places which together have a coherence because of such factors as history, age, appearance, style, scale, materials, proximity or use, landscape or setting which, when considered as a whole,</i>	Level of Significance: Low
	Explanation: The place has low group value as one of a number of mid-20th century butcher's premises in the Hamilton area. If it can be confirmed that there are other buildings in the block that were constructed after this part of

<i>amplify the heritage values of the place, group and landscape or extend its significance.</i>	<i>Ward Street was subdivided, this may increase the group value of the Shattock's building; however, it is noted that the majority of these buildings have been demolished or heavily modified.</i>
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d. technological qualities	
<i>i. Technological - The historic place demonstrates innovative or important methods of construction, or technical achievement, contains unusual construction materials, is an early example of the use of a particular construction technique or has potential to contribute information about technological or engineering history.</i>	<p>Level of Significance: Low</p> <p>Explanation: <i>The place has some technological significance associated with the use of materials that were common at the time. In particular, the use of tiling, a practical choice of material for an industry with many 'wet' by-products.</i></p>
e. archaeological qualities	
<i>i. Human, Occupation, Activities or Events: The potential of the historic place to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.</i>	<p>Level of Significance: Unknown</p> <p>Explanation: <i>The archaeological significance of the site is unknown.</i></p>
<i>ii. HNZPT: The place is registered by Heritage New Zealand Pouhere Taonga or scheduled in the District Plan 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.</i>	<p>Level of Significance: Unknown</p> <p>Explanation: <i>The place is not listed as a historic place with HNZPT.</i></p>
f. cultural qualities	
<i>i. Cultural: The historic place is important as a focus of cultural sentiment or is held in high public esteem; it significantly contributes to community identity or sense of place or provides evidence of cultural or historical continuity. The historic place 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 can potentially increase understanding of past lifestyles or events.</i>	<p>Level of Significance: Low</p> <p>Explanation: <i>The place provides some evidence of historical continuity, particularly as one of the last (if not the last) building that remains associated with the 1924 subdivision of this part of Ward Street. The building may also have some cultural value for descendants of the Shattock family. Beyond this, the building has no known cultural value for the current community.</i></p>

g. scientific qualities	
<i>i. Scientific: The potential for the historic place to contribute information about a historic figure, event, phase, or activity. The degree to which the historic place may contribute further information and the importance, rarity, quality, or representativeness of the data involved. The potential for the place to contribute further information that may provide knowledge of New Zealand history.</i>	Level of Significance: Low Explanation: <i>The place has some potential to contribute to information about the history of architectural development in the Hamilton area during the mid-20th century, and butchery practices during the time.</i>

4.1.2 summary of significance

Using the levels of significance outlined in 4.1, the place is considered to have heritage significance in relation to the following criteria:

<i>a) Historic Qualities:</i>	<i>Moderate</i>
<i>b) Physical/Aesthetic / Architectural Qualities:</i>	<i>Moderate</i>
<i>c) Context or Group Values:</i>	<i>Low</i>
<i>d) Technological Qualities:</i>	<i>Low</i>
<i>e) Archaeological Qualities:</i>	<i>Unknown</i>
<i>f) Cultural Qualities:</i>	<i>Low</i>
<i>g) Scientific Qualities:</i>	<i>Low</i>

4.1.3 degree of significance

Plan Ranking A: Historic places of highly significant heritage value include those assessed as being of outstanding or high value in relation to one or more of the criteria and are considered to be of outstanding or high heritage value locally, regionally, or nationally.

Plan Ranking B: Historic places of significant heritage value include those assessed as being of high or moderate value in relation to one or more of the heritage criteria and are considered to be of value locally or regionally.

4.2 review of council's evaluation

PC9 recommends that the Former Shattock's Butchery at 137 Ward Street be scheduled as a Category B item of historic heritage value.

The Hamilton City Council assessment, as printed above at 4.1, assesses the subject building, but not the entire site. It does not describe much beyond the arrangement of the shop front and its association to a known business that was established on the site in the 1930s.

Integrity Criterion **b.iv** notes that the '*aluminium frame joinery*' obscures the original doors. It is unclear if this aspect has reduced the level of assessment in Council's evaluation. It is useful to note that the aluminium frame is largely reversible and that the aluminium door marked 'toilet' could be replaced with something more appropriate to the adjacent fabric and detailing. Council's assessment should have taken this

aspect of integrity into account and it is not expected the level of value for this criterion would change.

Cultural Criterion **f.i** states that the building may hold some interest for Shattock descendants. It is unclear if this consideration has been weighted in the 'low' degree of value assigned for this criterion. In the absence of evidence that the descendants of Shattock are interested in the place, we recommend that the sentence is removed from the evaluation text to avoid confusion.

Evaluation of two criteria of **moderate significance** meets the Council's requirement for inclusion in Schedule 8A of Built Heritage (buildings, structures, and associated sites). The assessment criteria that meet the 'moderate' level of significance are:

- physical/aesthetic/architectural qualities; and
- historical qualities.

The definition for 'moderate' degree of heritage value given in the PC9 assessment is:

"...moderate overall value in respect of the criteria considered and has local significance to that specific criterion".

The remaining 6 criteria are evaluated as 'low' or 'unknown' with respect to this item.

aesthetic / physical/architectural value

It is evident that the identified physical/aesthetic/architectural qualities of the site are limited to the shop front on Ward Street. The interior of the building has not been assessed by the Council. A recent site visit by Archifact confirms that the original interiors are highly modified and, in most cases, removed or obscured by multi-layered panel lining which supports the current laboratory use. A lower score in this criterion would assume a low degree of aesthetic value at a local scale. The overall intactness and considered composition of the purpose-built shop front make it difficult to reduce the evaluation from moderate in this regard. The built form behind the shop front has no aesthetic or architectural value.

A fibrous moulded plaster ceiling exists in the front office (Figure 6) and a modest decorative rebate in the concrete structure is evident in the office of the rear building. Neither element would be sufficient to increase the historic heritage values above what has been assessed by the Council.

The shop front has retained a degree of intactness. While not all the fabric is original, it remains appropriate to the physical/aesthetic/architectural qualities of the building. The window glazing and frames have been replaced and it is likely that the painted in rectangular windows above the awning (Figure 20) could have been a decorative feature which no longer exists but could be restored.

The interior of the shop was described as a double height space in an early newspaper advertisement³ however, this is no longer evident. A modern suspended ceiling grid is installed in the current meeting room, while the barrelled roof space above apparently accommodates various types of plant for refrigeration.

³ Waikato Times, Volume 99, Issue 16510, 1 June 1935, Page 8

The remainder of the site accommodates built form of a more prosaic nature and use. It was used for meat processing with a large goods yard providing functional space for several delivery vehicles belonging to Shattock.

historical value

The historical qualities of the building are assessed as 'moderate', because of an association to a well-established business and personality (Cllr W R Shattock) of local significance. The Waikato Times article from 1935 establishes that the business undertakings of W R Shattock Snr were larger than most butchery outlets in the locality.

Local personnel and business are strongly associated to the site. Butcher shops and meat processing are relevant to the economic development of the city and the high profile of the operations at Ward Street are moderately representative of this history. The association to a prominent businessman and City Councillor is similarly relevant to the development of the city and local economics.

summary

The historic heritage significance of the building is related to its appearance as a purpose-built butcher's shop established in the 1930s. Its history as a central city processing site is not reflected in the HCC assessment and is unlikely to warrant recognition of the prosaic buildings associated to this activity. The site is comprised of two buildings, with one single storey frontage to Ward Street and a secondary single-storey frontage to Nisbet Street, which sits a storey level above Ward Street affording it a double storey volume within the site.

Archifact's review of the Council's historic heritage evaluation report concurs that the shopfront is clearly associated with a business and person of local significance and that the surviving legible art deco exterior details are generally intact and cohesive with the former shop's purpose-built use.

The building has low setting value and a low degree of landmark value related to its modest scale and position in the townscape. Neither of these qualities would disproportionately constrain potential re-development.

The building has a low level of cultural value and legibility as part of the group of butchery shops in Hamilton during the early 20th century.

The moderate degree of technological qualities afforded to the building are not strictly reflected in the remnant building fabric. However, lowering the score for this criterion would not affect the overall outcome.

The aesthetic and architectural qualities of the building could be largely preserved at the street edge, ideally to the depth of the extant office and meeting room. Policy 19.2.3k appears in Plan Change 9⁴ and enables a wider scope for change to interiors of heritage buildings '*as a means of encouraging use, re-use or adaptive reuse and facilitating the retention and protection of the exterior heritage values if it supports viable adaptive re-use and retention of the exterior.*' This supports retained historic built form being integrated into a new building.

⁴ The Operative Plan Policy 19.2.3 includes the following explanation: *Changes to the interior of heritage buildings are not controlled as change is considered necessary to ensure buildings are useable.*

In this instance the exterior has historic heritage significance which Archifact considered is limited to the Ward Street shopfront. The highly modified interior contributes little to the heritage values of the place and offers nothing more in terms of understanding.

Archifact's evaluation considers it appropriate that the listing description emphasises that the historic heritage significance is limited to the shop front and, at the maximum, to the depth of the existing meeting room and office.

Limiting the area to be scheduled would only slightly constrain the development potential compared to total demolition of the site. The significant parts of the former shop front are discrete and would be feasible as a stand-alone element, allowing intensive development to the rear of the site.

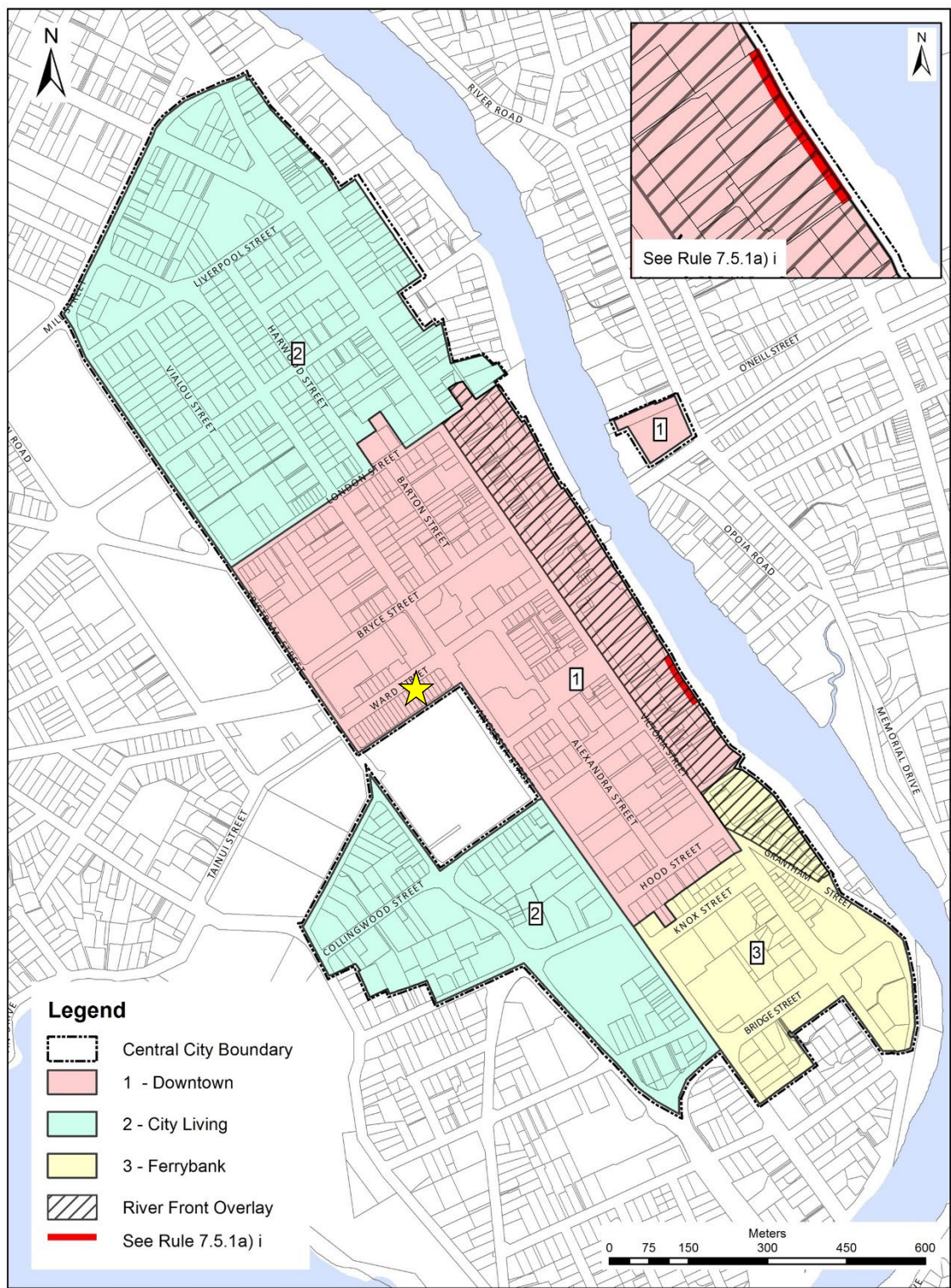
7. conclusion

The heritage evaluation undertaken by Hamilton City Council identifies the former shop front as having historic heritage significance that meets the threshold for Category B recognition and inclusion in Schedule 8A Built Heritage through the recognition of two criteria of 'moderate' significance.

Archifact's review of the Council's historic heritage evaluation report concurs with that assessment although recognises that the identified values are directly associated with the Ward Street shopfront. The shopfront is associated with a business and person of local significance and the legible art deco details are relatively intact. The survival of the tiled frontage and large display windows remains representative of the shop's purpose-built use. The built form behind the shop front depth has no aesthetic or architectural value, save for the barrel shaped roof form. However, the roof would not be required to be kept in its entirety to express its formal attributes.

Archifact's assessment is that it is appropriate for the listing description to emphasise that the historic heritage significance is limited to the shop front and, at the maximum, to the depth of the existing board room and office.

appendix a



★ Approximate location of the subject site: 137 Ward Street, Hamilton Central



APPENDIX 4

Hamilton City Council: Built Heritage Assessments

Built Heritage Assessment

21 Stanley Street, Claudelands, Hamilton



Figure 1: 21 Stanley Street, Claudelands. Hamilton City Council, 21 June 2023.

This evaluation assesses the historic heritage values of 21 Stanley Street, Claudelands. The purpose of the evaluation is to assess the place against the heritage assessment criteria of the Hamilton City Operative District Plan¹ (ODP) and recommend, based on its known heritage values, whether the place meets the threshold for inclusion in Appendix 8A.

A site visit was undertaken on 29 June 2023 where the full exterior of the place was made available by the owner. An additional visit was made on the 14 January 2024 where the place was viewed from the public realm.

Constraints:

This evaluation is based on the information available at the time of assessment but is not exhaustive and additional research may yield new information.

This evaluation does not include a structural evaluation or condition report; any comments on the structural integrity or the condition of the building are based on visual inspection only.

¹ Superseded by Plan Change 9 Panel's Interim Guidance #1.

This evaluation does not include an assessment of archaeological values or an assessment of the importance of the place to mana whenua.

Property Details:

Legal description	Lot 38 DP6695
Certificate of Title	SA341/15

Location:

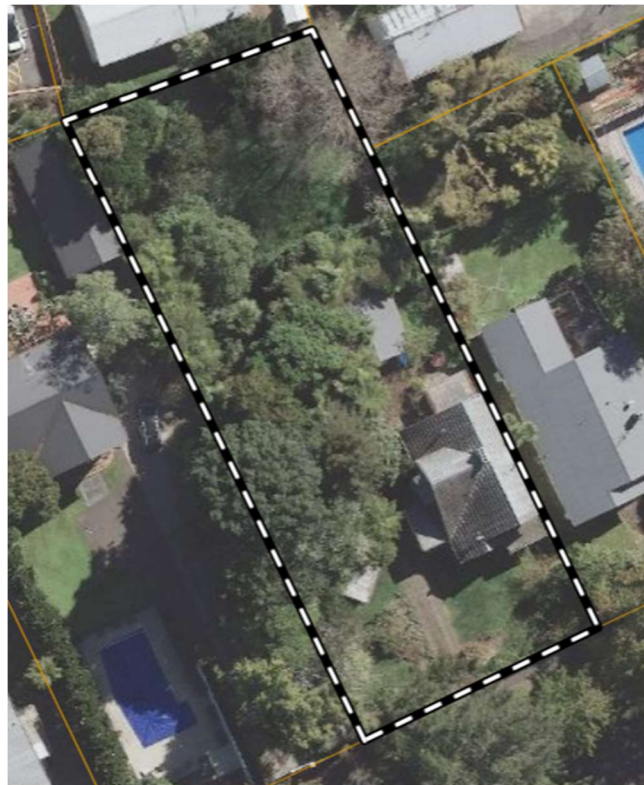


Figure 2: Location map for 21 Stanley Street, Claudelands (dotted black and white line). Hamilton City Council Operative District Plan Map.

Historical Background:

General:

(extracted from Plan Change 9 WSP Inventory Reports within the Claudelands area)

North of Hamilton East is Claudelands, an area which was originally occupied by Ngāti Waiere, Ngāti Hanui, and Ngāti Koura, and was known as Miropiko Pā.² The land was confiscated by the government following the 1864 invasion of the Waikato, and given to Alfred William East, a captain of the 4th Waikato regiment, for whom East Street is named. A wealthy immigrant named Francis Richard Claude arrived in the Waikato from South America in the 1860's and purchased 400 hectares of what was mostly swampy land from

² Miropiko Reserve Management Plan, HCC (2001)

East, which forms what is now the Claudelands suburb.³ Claude subdivided most of the land in 1878.

Claude eventually left Hamilton in 1878 and sold the majority of his land, a large section of which was purchased by the “Claudelands Syndicate”, consisting of Hamilton residents, which rented and eventually purchased what is now the Claudelands Park area.⁴ The syndicate cleared the native forest and laid out a racecourse. There is, however, 12 acres of the original kahikatea forest, now named Claudelands Bush, which is adjacent to the Claudelands Show Grounds and was gifted to the city council in 1928.⁵ A grandstand from Cambridge which was built in 1878 was pulled apart and transported to the new racecourse in 1887, which still stands today.⁶ The land was eventually sold to the South Auckland Racing Club and then to the Waikato A&P Association.¹⁴ On October 27, 1892, the first A&P show was held at the grounds.⁷ The Claudelands Rail Bridge was built between 1882 and 1884 to provide direct access across the Waikato River to the town centre, and a Rail Station was built in the area in 1914.⁸ Claudelands was the first Hamilton borough extension in 1912.

Site specific:

21 Stanley Street, Claudelands was constructed c.1920 for Richard William Kibblewhite, an architect.

The subject property forms part of the northern end of the Claudelands subdivision, being Lot 38 of the Town of Claudelands Subdivision No.11 surveyed in 1910. Historic certificate of title SA192/105 records that the site was conveyed from Richard Frederick Haylitt (acting in probate) to Richard William Kibblewhite, Architect, on 11 May 1920. The corresponding new certificate of title (SA341/15) shows that Kibblewhite sold to George Arthur March, Contractor on 16 January 1922. March on sold to Malcolm James Thomas, Civil Servant on 23 March 1923. Thomas retained the property until his death in 1947. The subsequent conveyances do not record any persons of historical significance.

Architect – Richard William Kibblewhite:

Little is known about Kibblewhite's early life; historic newspaper articles record that he began tendering jobs in 1914 in Whakatane, before moving to Hamilton in 1915. He married Celia Violet Evelyn Moxley in 1919 and they welcomed daughter Elizabeth in 1920. The Kibblewhite's relocated to Auckland in 1921. The Wise's New Zealand Post Office Directory shows that Kibblewhite lived in Opoia Road, Claudelands in 1921.

Kibblewhite was an architect who practised in Hamilton between 1915 and 1921 (with a 15-month gap for war service 1917-18). Little is known about Kibblewhite's work in the Waikato; however historic records indicate that he lived in the Claudelands area and designed buildings across the Waikato region (tender notices indicate that he designed buildings in Matamata, Morrinsville, Waitetuna and Raglan). Kibblewhite worked out of the McGuire's

³ Stuff, “Hamilton's Claudelands through the years”, Te Ahua Maitland, 18 August 2016. Last accessed 13 February 2024: <https://www.stuff.co.nz/waikato-times/business/83268663/hamiltons-claudelands-through-the-years>

⁴ Ibid.

⁵ “Claudelands Bush”, Patrick T. Whaley, Bruce D. Clarkson and Mark C. Smale (1997).

⁶ Stuff, “Claudelands through the years”

⁷ Ibid.

⁸ Ibid.

Buildings (1915, again March 1918), Jesmond Chambers (by June 1916) and “temporary offices” in Opoia Road, Claudelands (January 1920).

Based on historic newspaper tenders Kibblewhite mostly designed residential dwellings, although did tender for some commercial buildings. The majority of known residential tenders are in the Claudelands area. The only known extant examples of Kibblewhite’s work are located in Claudelands, Hamilton. Records show that Kibblewhite and family members all lived in Opoia Road, Claudelands; the only known remaining residence from this grouping is 27 Opoia Road.

Following relocation to Auckland, Kibblewhite went on to lead subdivisions in Beachlands and Piha and established other Auckland “Estates”. He published two books, including the 1924 “Popular Modern Homes”, was editor of “Modern Homes and Gardens” and building editor of the “New Zealand Pictorial”.⁹ Kibblewhite was declared bankrupt in 1929 following the failure of various subdivision schemes. Records indicate that he moved to Levin and Tauranga in the 1930s. Kibblewhite died in 1941, aged 51 years.

Physical Description and Key Features:

The site is located on the northern side of Stanley Street, at the eastern end near the intersection with Heaphy Terrace. The residence is sited in the south-eastern corner of the section, along the eastern boundary line. It is likely that the dwelling was positioned there to retain the native vegetation. According to historic aerial photography the extant vegetation at 21 Stanley Street is the remnant of a much larger gully covering.

The subject dwelling is a two-storey weatherboard residence designed by architect Richard William Kibblewhite in the Arts and Crafts style. The form of the house consists of one main gable, split into two fronting the street, with a secondary gable projecting from the western side. The upper gables are asymmetrical and have large dentils outlining the midfloor.

The roof is clad in pressed metal tiles with one, plain concrete chimney visible. The eaves are enclosed with tongue and groove painted timber, with exposed rafters on the porch and side elevations. The gable ends have plain bargeboards. The main entry is covered by the smaller front gable, flanked by two brick pillars laid horizontally with two soldier courses and two 18-pane windows. The single-storey entrance gable also has dentils at ceiling level.

The main joinery elements are groups of casement windows, some with fanlights. Gable end and box window joinery feature 12 and 15-pane casement sets.

The dwelling is largely intact and readily recognisable as a Kibblewhite design; demonstrating many of Kibblewhite’s characteristic features, including weatherboard width changes and dentils to differentiate lower and upper stories, small multi-pane casement windows, cantilevered upper box windows and a plain concrete chimney.

There are two, small single-storey additions at the rear and side. The side addition likely dates to 1940, whilst the rear addition is modern.

A plumbing permit issued in 1925 shows an additional water closet upstairs and drainage work for the existing facilities.

⁹ Thames Star, Volume LXIII, Issue 17781, 4 January 1930, Page 4

The Waikato Times records a fire at the property in April 1929¹⁰, and an associated building permit entry for early May 1929¹¹ shows builders work for repairs for fire damage. This is possibly along the rear elevation where the lower weatherboards are narrower.

A further building permit was issued in 1940¹² for alterations, this is likely the small, western side addition which is visible in the historic 1948 aerial.

Hamilton City Council records that the dwelling was re-roofed in 1979. The current pressed metal tiles are sympathetic to the design of the place.

There is a modern, double garage at the rear of the dwelling and a small, modern shed towards the western boundary. The balance of the section appears to be covered in lawn and bush.

The site retains its 1910 size and boundaries.

Comparative Analysis (refer to Appendix 1)

When considering 21 Stanley Street in relation to other similar or related places within the locality, region or nation, the main comparison that can be made is with other buildings of a similar architectural style, and especially those designed by R. W. Kibblewhite.

Kibblewhite tendered or advertised his services in the Waikato, Whakatane, Auckland, Levin and Tauranga, and advertised his designs for sale via mail order. At this time no other extant places have been identified or attributed to Kibblewhite outside of Hamilton.

There are four confirmed examples of Kibblewhite's work in Hamilton, including 21 Stanley Street, and all are in the suburb of Claudelands. Three are verified as Kibblewhite's work through photographs within his book. None of these places are currently scheduled as built heritage.

Of the three other known Kibblewhite designs, one is highly modified, one is modified but still resembles its original design, and the third is generally intact, albeit with a developed setting.

21 Stanley Street is a good and intact representative example of the Arts and Crafts / English Cottage style, exuding many of the characteristics associated with this building type. It is also an excellent example of Kibblewhite's work as a physically uncompromised dwelling extant on its original site and setting.

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.

The place has a direct association with R. W. Kibblewhite, a notable local architect who contributed to the history of architectural design and building stock in the Waikato region.

¹⁰ Waikato Times, Volume 105, Issue 17689, 18 April 1929, Page 6

¹¹ Hamilton City Council Archives, Building Permit #2110, 8 May 1929

¹² HCC Archives, BP #4917, 4 December 1940

However, based on the Post Office directory records it is unlikely that Kibblewhite designed and constructed this house for personal use; therefore, the physical aspects of the place are best discussed in the Physical/Aesthetic/Architectural qualities section.

Other known historic owners and occupiers of the place are not known to have any association or relationship of historic value.

As an original lot containing an intact inter-war dwelling alongside its early vegetation, the place demonstrates the growth and residential expansion of Claudelands during this time and particularly following the first Hamilton borough extension in 1912. The place therefore has some value as a reflection of the local development and settlement pattern.

The place has **medium 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 place has physical/aesthetic/architectural qualities and has significance as a good, representative and intact example of the work of notable architect Richard William Kibblewhite. Kibblewhite practised in Hamilton for six years and designed this house in c.1920.

Kibblewhite practised across the North Island and published two books in the early 1920s which demonstrated the breadth of his design repertoire. He also advertised himself as a landscape and subdivision specialist, creating and selling estates in the Auckland region.

The place is strongly illustrative of his larger, one-and-a-half-storey residences in the Arts and Crafts style which influenced his designs at this time. This place is the latest known example of Kibblewhite's work in Hamilton before his relocation to Auckland.

The dwelling has distinctive visual attributes for its picturesque design set within mature, native bush which both predates and influenced the siting of the house.

The place has **high 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 context values as part of a collection of buildings in Claudelands that represent the work of architect R. W. Kibblewhite. Kibblewhite lived and worked extensively in the area and his only known examples of residential design are in the suburb.

The dwelling also has context value as part of a collection of interwar residences that demonstrate the development of Claudelands and its establishment as an inner-city suburb. The original lot provides a setting which contributes to the values of the house.

The place has **high local** 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 is not known to demonstrate creative or technical achievement in its design or construction. The house was constructed primarily using techniques and materials that were common at the time and for the typology.

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 place is not known to have any potential to define or expand knowledge of early human occupation, activities or events. It is not recorded on any relevant databases or lists.

A suitably qualified person is required to fully assess and understand whether any archaeological qualities may be present for this place.

The Archaeological qualities for this place are **unassessed**.

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 place is not known as an important or significant focus, context or sense of place. It does not have a high degree of interpretative potential to increase understanding of past lifestyles or events.

The place 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 is not known to have potential to contribute scientific information about the influence of the natural environment.

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	Medium	Local
b) Physical/Aesthetic/Architectural Qualities	High	Local
c) Context Qualities	High	Local
d) Technological Qualities	None	NA
e) Archaeological Qualities	Unassessed	NA
f) Cultural Qualities	Unknown	NA
g) Scientific Qualities	Unknown	NA

Statement of Significance:

21 Stanley Street is a one-and-a-half storey timber weatherboard Arts and Crafts styled dwelling in Claudelands. It was owned and designed by notable local architect, Richard William Kibblewhite in c.1920. Kibblewhite lived and worked extensively in Claudelands throughout his six-year tenure in Hamilton; this place is the last known example of his work prior to relocation.

The place is a good, representative example of his larger residence designs and displays many features characteristic to Kibblewhite's work. The place has strong visual qualities for its picturesque design set within mature gardens that provide a setting which contributes to the values of the house.

The intactness of the original site contributes to the dwelling's context value as part of a collection of interwar residences that demonstrate the development of Claudelands and its establishment as an inner-city suburb.

Recommendation:

21 Stanley Street, Claudelands meets the threshold in the ODP for scheduling as a Category B built heritage place. It is recommended that the place is included in Appendix 8A based on the following heritage values: b) Physical/Aesthetic/Architectural Qualities and c) Context Qualities.

Schedule 8A: Built Heritage

ID#	Heritage Item	Address	Legal Description	Plan Ranking	Key Heritage Criteria	HNZPT List classification	Exclusions
Hxxx	Residence	21 Stanley Street, Claudelands, Hamilton	Lot 38 DP6695	B	B, C	-	Modern garage; modern shed ¹³

Extent of Place:

The proposed Extent of Place covers the Certificate of Title boundary of the place. This is the area that is considered to contain the historic heritage values of the place, and which is considered to contribute to the function, meaning and relationships of the place.



Figure 3: Proposed Extent of Place for 21 Stanley Street, Claudelands (purple outline and fill). Location of modern building exclusions denoted by red circles (vegetation obscuring full outline of structures). Hamilton City Council GIS Viewer.

Author: Elise Caddigan, Principal Planner (Heritage)

Reviewer: Carolyn O'Neil, Heritage Consultant

Date: 22 February 2024

¹³ The interior of this place has not been viewed and is therefore not included for protection for this reason.

APPENDIX 1: Comparative Analysis

The following list attempts to identify a group of known Kibblewhite-designed dwellings in Hamilton. It is important to note that the list is not exhaustive and is representative of the research carried out for the purpose of this evaluation only.

6 Stanley Street, Claudelands, Hamilton

This dwelling appears reasonably intact at the street-front and retains its original fencing. It retains its original lot size and boundaries. It is now cross-leased with a large, modern dwelling at the rear.



Hamilton City Council. January 2024.



Extract from "Popular Modern Homes", by R. W. Kibblewhite, 1924.

39 Myrtle St, Claudelands, Hamilton

This dwelling has rear additions and an attached double garage; however it clearly resembles its original design.

It retains its original lot size and boundaries.



Hamilton City Council. January 2024.



Extract from "Popular Modern Homes", by R. W. Kibblewhite, 1924.

27 Opoia Road, Claudelands, Hamilton

This place was owned by Henry Kibblewhite, father of Richard William Kibblewhite; however, it is now highly modified. Neighbouring dwellings associated with the Kibblewhite family and R. W. Kibblewhite have been demolished.



Top: Bayleys Real Estate, date unknown.
Accessed 10/01/2024,
<https://www.bayleys.co.nz/listings/residential/waikato/hamilton/27-opoia-road-2310935>

Bottom: Hamilton City Council. January 2024.



Top: Extract from "Popular Modern Homes", by R. W. Kibblewhite, 1924.

Bottom: Hamilton City Libraries, "HCL_00947", date unknown.

APPENDIX 2: Site visit photos

All images taken by Hamilton City Council, June 2023.



Rear (northern) elevation



Side (western) elevation





Front (southern) elevation



Side (eastern) elevation



Identified exclusions: modern garage and modern shed

Built Heritage Assessment

72 Wellington Street, Hamilton East



Figure 1: 72 Wellington Street, Hamilton East. Image supplied by property owner in submission document.

This evaluation assesses the historic heritage values of 72 Wellington Street, Hamilton East. The purpose of the evaluation is to assess the place against the heritage assessment criteria of the Hamilton City Operative District Plan¹ and recommend, based on its known heritage values, whether the place meets the threshold for inclusion in Appendix 8A.

A site visit was undertaken on 10 July 2023 where the full exterior and interior of the place was made available by the owner(s).

Constraints:

This evaluation is based on the information available at the time of assessment but is not exhaustive and additional research may yield new information.

This evaluation does not include a structural evaluation or condition report; any comments on the structural integrity or the condition of the building are based on visual inspection only.

¹ Superseded by Plan Change 9 Panel's Interim Guidance #1.

This evaluation does not include an assessment of archaeological values or an assessment of the importance of the place to mana whenua.

Property Details:

Legal description	Lot 2 DRO423
Certificate of Title	SA594/310

Location:



*Figure 2: Location map for 72 Wellington Street, Hamilton East (dotted black and white line).
Hamilton City Council Operative District Plan Map.*

Historical Background:

General:

(extracted from Plan Change 9 WSP Inventory Reports within the Hamilton East area)

Hamilton East was one of Hamilton's first established suburbs. It was occasionally referred to as 'Irishtown' from the 1870s until the mid-20th century, and a significant number of those who settled there were of Irish descent. A number of other Irish Catholics came to live near the Catholic Church and convent that were established in the area. Many of the streets in the area were named after notable personalities who took part in the New Zealand Wars, including Governor George Grey and Māori chief Te Awaitaia, (also known as William Naylor/Wiremu Neera after converting to Christianity). Hamilton East is one of the few suburbs of Hamilton to have a street grid plan, evident in the survey maps.

Hamilton East was first surveyed in 1864 by William Australia Graham². He produced a detailed map which showed sections allocated to militia, and also large areas of swamp and kahikatea forests – timber from which was used to build the first houses in the area.³ Military settlers were expected to defend the towns in the event of a Māori attack, in return for grants of a town acre (0.4 hectares) and 50 acres of rural land.⁴ Once all of the sections were surveyed, the settlers' military pay was cut, and food rations continued for only a year.⁵

Survival was so difficult that many left before they gained freehold title to their land on completion of three years' service.⁶ Most British troops were withdrawn from the Waikato in 1865–66, and in 1867 the militia was replaced by a professional Armed Constabulary charged with guarding the confiscation line.⁷ Discovering that their land was inaccessible and swampy, in addition to the poor pay and food rations, many military settlers departed.⁸

Hamilton East developed as a separate settlement to Hamilton West, divided by the Waikato River. Most of the commercial development was in Hamilton West, but some businesses were established in Grey Street during the late 1860s to 1870s. The houses were spread out, each on a one-acre section, many sections remaining unoccupied. In 1874 the population of Hamilton East was 300, living in 53 wood and iron dwellings and two sod huts; the majority of dwellings had less than five rooms.⁹

Site specific:

The subject property forms part of the original Hamilton East militia settlement, being part of Lot 142 of the Town of Hamilton East surveyed in 1864. The Crown Grant for the allotment was awarded to Thomas Connell in 1867.¹⁰ The 1864 survey map shows that Lot 142 was within an area annotated as "high Manuka scrub and Flax".¹¹ From 1873 the land passed between various owners, and between 1881 and 1909 a number of mortgages were registered that could indicate a structure was built somewhere on the site. W. Dey subdivided the site into four lots in 1921¹² and conveyed all lots to Edgecumbe in 1922. The 1921 subdivision plan does not indicate that any buildings were present at this time. Edgecumbe conveyed the lots to three new owners between 1922 and 1924. 72 Wellington Street was constructed in 1923 for Ralph Arthur William Priestley, an electrician, who owned

² SO 201 (1864)

³ Ibid.

⁴ Te Ara, "Story: Waikato region", <https://teara.govt.nz/en/waikato-region/page-6>. Last accessed 22 February 2024

⁵ Ibid.

⁶ Ibid.

⁷ Ibid.

⁸ Ibid.

⁹ Stuff, "The dead tell tales", <https://www.stuff.co.nz/waikato-times/news/9199019/The-dead-tell-tales>. Last accessed 22 February 2024

¹⁰ Archives New Zealand, Deeds Index 3W.85

¹¹ SO 201 (1864)

¹² DEED 423 (1921)

two adjacent lots, the dwelling being sited upon Lot 2.¹³ Priestly sold the property the following year to Thomas McGloin. According to his obituary notice, McGloin was an Irish pioneer who settled in Taranaki before relocating to Hamilton in c.1914 for retirement. He was well involved in community and civic affairs, being a member of various associations, clubs and the Piako County Council.¹⁴ The certificate of title was issued to McGloin in 1931. Upon McGloin's death in 1934, the lots passed to the Public Trustee. It is noted that McGloin advertised the place for rent, and did not reside at 72 Wellington Street at the time of his death.¹⁵ The double lot was separated and the subject site was conveyed to Winifred Harcourt in 1937. Harcourt sold to Hector Vaile in 1938, who held the property until 1972.¹⁶ Historic research determines that none of the early owners or occupiers of the place are of significance.

Physical Description and Key Features:

The site is located on the southern side of Wellington Street, at the western end of the block near the intersection with Nixon Street. The residence is sited centrally across the lot and is aligned with the neighbouring property setbacks from the street.

The subject dwelling is a single-storied weatherboard residence, designed in the transitional style. The form of the house consists of one main gable on an east-west axis, a wraparound verandah and an infilled lean-to at the rear. The front of the building's interior is laid out over a villa plan with rooms accessed off a central hallway, while its exterior exhibits a strong bungalow form and influences. The combination of its simple, symmetrical form alongside the uncommon application of features culminates in this place being a particularly good example of the transitional architectural style.

The roof is clad in corrugated metal, with two, intact (including crown cap and pots) stucco-finished chimneys. The main roof form covers a large front verandah which returns at each end to sets of original French doors. The post fretwork is a simple, geometric style. The two front rooms have angled box bay windows which is an unusual feature for a villa or bungalow. The eaves and verandah underside are enclosed with tongue and groove painted timber, with exposed rafters on the verandah and side elevations. The gable ends have plain bargeboards and ventilators. The painted weatherboards are also distinctive, having a chamfered profile, bevelling up at the top edge.

The main joinery elements are double or triple groups of casement windows with rippled and coloured glass fanlights. The villa style central entrance (and villa-style front door) is flanked by two, diamond-shaped, Art Nouveau-styled stained-glass leadlight windows.

Largely sympathetic changes have occurred to the rear elevation in c.1980s. There is a corrugated-metal clad garage in the southern-eastern corner of the site, built in 1938 for Hector Vaile.¹⁷ A second, modern, attached carport structure is sited along the eastern boundary.

The site retains its (Lot 2) 1921 size and boundaries.

¹³ Hamilton City Council Archives, Building Permit, #321

¹⁴ New Zealand Herald, Volume LXXI, Issue 21816, 2 June 1934, page 15 and Waikato Times, Volume 115, Issue 19271, 1 June 1934, page 6

¹⁵ New Zealand Herald, Volume LXXI, Issue 21816, 2 June 1934, Page 15

¹⁶ SA594/310

¹⁷ Hamilton City Council Archives, Building Permit, #4197

Comparative Analysis (refer to Appendix 1)

When considering 72 Wellington Street in relation to other similar or related places within the locality, region or nation, the main comparison that can be made is with other buildings of a similar architectural style and period of development, and especially those within the Hamilton East area.

In Hamilton East, early twentieth century dwellings represent a large proportion of the building stock in the area. This is also representative of other early Hamilton suburbs, such as Claudelands.

There are approximately nine scheduled built heritage dwellings in the operative district plan in Hamilton East, the majority of which date from the late nineteenth and early twentieth centuries. Of these, three were constructed in the early 1920s and represent the bungalow and Arts and Crafts styles. There are some scheduled villas, but no transitional villas are included. There are other transitional styled dwellings in the Hamilton East area, for example: 53 Firth Street, 131 Albert Street, and 45 and 46 Naylor Street; however, these places are typical examples which do not demonstrate the uncommon and distinctive arrangement of features visible at 72 Wellington Street

72 Wellington Street is a good and intact example of the transitional style with strong bungalow characteristics. When considered within a broader context of development and housing stock, the place is considered a representative example of its type due to the unusual attributes it displays.

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.

The place has an association with Thomas McGloin, a settler known to have been involved in local community and civic affairs; however, historic records suggest McGloin did not reside at 72 Wellington Street, and the place was likely an investment property. Other known historic owners and occupiers of the place are not known to have any association or relationship of value.

As one of a double-lot development, the place retains its 1937-8 boundary and demonstrates the growth and residential expansion of Hamilton East during the inter-war period. The place therefore has some value as a reflection of the local development and settlement pattern.

The place has **medium 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 place is a good, intact, and representative example of a transitional style dwelling with bungalow influences and uncommon and unusual features. The bungalow elements have been applied to a simple villa plan in an unconventional way, resulting in a distinctive visual composition. The symmetrical frontage with two chimneys, angled box bay windows, wrap-around verandah, and diamond leadlight windows flanking the central doorway are key attributes that contribute to this place as an illustrative example of its architectural style. It demonstrates the skill with which two aesthetic philosophies were reconciled and the evolution of vernacular dwellings during the inter-war period.

The place has **high 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 context value as part of a collection of pre-and-inter-war residences that demonstrate the development of Hamilton East. The siting of the dwelling within its early lot enhances these values.

The place has **medium local** 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 is not known to demonstrate creative or technical achievement in its design or construction. The house was constructed primarily using techniques and materials that were common at the time and for the typology.

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 place is not known to have any potential to define or expand knowledge of early human occupation, activities or events. It is not recorded on any relevant databases or lists.

The place has **no known** 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 place is not known as an important or significant focus, context or sense of place. It does not have a high degree of interpretive potential to increase understanding of past lifestyles or events.

The place 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 is not known to have potential to contribute scientific information about the influence of the natural environment.

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	Medium	Local
b) Physical/Aesthetic/Architectural Qualities	High	Local
c) Context Qualities	Medium	Local
d) Technological Qualities	None	NA
e) Archaeological Qualities	Unassessed	NA
f) Cultural Qualities	Unknown	NA
g) Scientific Qualities	Unknown	NA

Statement of Significance:

72 Wellington Street is a single-storied weatherboard residence designed in the transitional style. The bungalow elements have been applied to a simple villa plan in an unconventional way, resulting in a distinctive visual composition. The symmetrical frontage with two intact chimneys, angled box bay windows, wrap-around verandah, and diamond leadlight windows flanking the central doorway are key attributes that contribute to this place as an illustrative example of its architectural style.

As a representative example of a transitional dwelling, the place demonstrates the skill with which two aesthetic philosophies were reconciled and the evolution of vernacular dwellings during the inter-war period.

The place retains its early boundary and demonstrates the growth and residential expansion of Hamilton East during the inter-war period. The place therefore has value as a reflection of the local development and settlement pattern.

Recommendation:

72 Wellington Street, Hamilton East, meets the threshold in the ODP for scheduling as a Category B built heritage place. It is recommended that the place is included in Appendix 8A based on the following heritage values: b) Physical/Aesthetic/Architectural Qualities.

Schedule 8A: Built Heritage

ID#	Heritage Item	Address	Legal Description	Plan Ranking	Key Heritage Criteria	HNZPT List classification	Exclusions
Hxxx	Residence	72 Wellington Street, Hamilton East	Lot 2 DRO423	B	B	-	Modern carport and 1938 garage ¹⁸

¹⁸ The interior of this place has been viewed, but not assessed, and is therefore not included for protection for this reason.

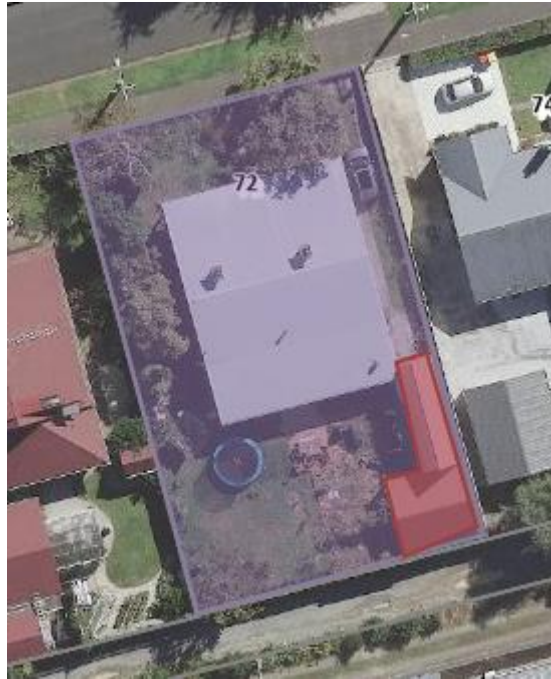


Figure 3: Proposed Extent of Place for 72 Wellington Street, Hamilton East (purple outline and fill). Location of exclusions denoted by red outline. Hamilton City Council GIS Viewer.

Author: Elise Caddigan, Principal Planner (Heritage)

Reviewer: Carolyn O'Neil, Heritage Consultant


Date: 28 February 2024

APPENDIX 1: Comparative Analysis

The following list attempts to identify a group of known early twentieth century dwellings in Hamilton East of a similar development period and architectural style to 72 Wellington Street. Where the dwellings are scheduled in the Operative District Plan the list identifies the known qualities of each place. It is important to note that the list is not exhaustive and is representative of the research carried out for the purpose of this evaluation only. Unless otherwise noted, the photographs and information were derived from Hamilton City Council records and Google Street View, and the photographs are not necessarily a true representation of how the buildings appear today.

House, 74 Firth Street, Hamilton East	Scheduled, Category B, H54 Known heritage qualities: A, B, C
 <p><i>HCC Built Heritage Inventory Report</i></p>	<p>The house at 74 Firth Street is of significance for its historic associations with builder Mervyn Hayes and the evidence it provides of the historic development of Hamilton East. It is of significance for its architectural design, incorporating elements of the Arts and Crafts and Bungalow styles, the degree of craftsmanship in its timber detailing and its integrity. It is significant as part of a group of houses, of differing periods that collectively contribute to the distinctive character of Hamilton East. The garden setting including mature trees and timber fence contribute to the values of the place.</p>
House, 5 Albert Street, Hamilton East	Scheduled, Category B, H118 Known heritage qualities: B, C
 <p><i>HCC Built Heritage Inventory Report</i></p>	<p>The house is a distinctive example of the Arts and Crafts style in Hamilton and is one of a number of good examples of the style identified in Hamilton. It was possibly designed by O E Mortensen, a Hamilton building contractor. The use of reinforced concrete construction was not common practice in the period and special features include the external Classical rendered detailing.</p>
House, 624 Grey Street, Hamilton East	Scheduled, Category B, H120 Known heritage qualities: A, B, C, D

	<p>The house is associated with Oliver Schofield, an engineer at Waikato Hospital and members of the Schofield family who owned the property from 1904 to 1964. It is significant for its design in an eclectic style with a Queen Ann inspired corner tower and for its construction using concrete blocks hand made by Schofield using sand from the property. It is said to have inspired the design of the royal residence Turongo House at Turangawaewae Marae. The house remains intact and the property includes a garage made at a similar time as the house, designed to match it.</p>
<p><i>HCC Built Heritage Inventory Report</i></p>	
<p>53 Firth Street, Hamilton East</p>	<p>Notified in PC9 and not found to meet threshold via recategorisation review, February 2024</p>
	<p>A typical example of a transitional-style bungalow. The place appears reasonably intact and contributes to the operative Firth Street Villa Precinct and notified Hamilton East historic heritage area.</p>
<p><i>Google Street View, October 2019</i></p>	
<p>131 Albert Street, Hamilton East</p>	<p>Notified in PC9 and removed via Interim Decision #1 - not scheduled</p>
	<p>A typical example of a transitional-style bungalow. The place appears reasonably intact and contributes to the notified Hamilton East historic heritage area.</p>
<p><i>Google Street View, October 2019</i></p>	
<p>45 Naylor Street, Hamilton East</p>	<p>Not scheduled</p>
	<p>A typical example of a transitional-style bungalow. The place appears reasonably intact and contributes to the notified Hamilton East historic heritage area.</p>
<p><i>Google Street View, March 2023</i></p>	

46 Naylor Street, Hamilton East	Not scheduled
 <p><i>Google Street View, March 2023</i></p>	<p>A typical example of a transitional-style bungalow. The place appears reasonably intact and contributes to the notified Hamilton East historic heritage area.</p>

APPENDIX 2: Site visit photos

All images taken by Hamilton City Council, July 2023.



Rear (southern) elevation



Side (western) elevation



Front (northern) elevation, verandah details



Side (eastern) elevation