

Kia Ora

My name is Deborah Fisher and I'm here today to talk about why I and many of my fellow residents of Fairview Downs want and believe our suburb should be considered a Historic Heritage Area.

My parents built their first home in Northolt Road in 1972 when I was 2 years old. Like many at that time my parents leveraged the ability to claim Family Benefit entitlements in advance to purchase their Beazley built home. This was the family home my brother, sister and I called home until we moved to a larger house on Tramway Road in 1984.

As an adult when looking to purchase a home I was shown multiple houses in "nice neighbourhoods" on the west side of town. It took a little while to figure out that the feeling, community and even the air was different to what I was used to and I eventually decided to return home to Fairview Downs and purchased my property in Alderson Road where for the last 24 years I've lived, married and raised 3 wonderful children who still consider Fairview Downs home.

While being aware of intensification mandates from Government I was not aware of Plan Change 9 or what it was about until advised of a submission requesting Fairview Downs be considered a Historic Heritage Area. As the main contact for the Fairview Downs Residents and Owners Association (FDROA) I was asked to help facilitate a petition in support of this proposal. There was not enough time to call a FDROA meeting and meet Council deadlines so the petition was attached to a submission made under my name.

At the beginning I took the petition door to door but in one day I only managed to visit one side of the streets St Kilda Place, Caistor Street and Northolt Road, at the southern end of Fairview Downs. There were a lot of questions regarding both Plan change 9 and 12. I also received questions regarding flood notifications that were also sent out by Council at the same time. People were overwhelmed by the paperwork sent out by Council all at the same time and felt they did not really explain anything properly and asked residents to find out more information themselves. At that time approximately 90% of those residents at home when I visited signed the petition agreeing in principle to Fairview Downs as a historic area.

Realising that it was just not possible to door knock the entire neighbourhood in the time allotted I decided to sit outside the Powells Road shops with this petition and with the consent of shop owners.

I'm not a particularly pushy person so I did not actively approach people to sign the petition, instead waiting for people to ask and taking time to explain and answer questions before asking if they would support an Historic Heritage Area for Fairview Downs. Still, over five days I collected almost 200 signatures, 69 from current property owners within the HHA.

While collecting signatures I also heard and collected many stories from long-term and second-generation residents and visitors, including the son of the previous owner of the house I've lived in for the last 24 years, a relative of the original owner behind me that was married on the property, a former classmate from primary school, and families who are still neighbors more than 50 years after building their homes. Many described how the Fairview Downs neighborhood grew, expanded, and changed but still retains its own unique heritage and character.

When I initially went door to door I found residents in either the home they built or the children of original owners still living in the family home. Following my further submission I began to reach out to those families in the area that I knew were still in the homes they built.

One of the first people I met was Aroha Welsh, the daughter of the original owner of a home in St Kilda Place, a Maori Affairs built home. She tells me her son who is currently living at this address has been told under no circumstances even if offered \$100 million are they to sell the house as it is the family legacy.

Mr and Mrs MacMillan who still live in the Beazley Homes house they built in Northolt Road not only gave me their original plans but also photos of the house being built. They talked about who lived where and which houses were built when and that they had to wait 3 months to move in because many of the bathroom, toilet, laundry and kitchen fittings hadn't arrived from overseas. They also mentioned that the area had previously been a Berry Farm and how they were told that the farmland behind their property would never be developed because Ruakura was a world famous research center.

I still remember many of the properties used to have wild raspberries growing in the drain between their properties and Ruakura and how much pride we all had when Dolly the sheep was born.

Mr and Mrs Schouten in Saddler Street, talked about how their Peerless built home was the first in the street in 1969, and surrounded on three sides by farmland.

Mr and Mrs Wheatley were one of the last to build in Raymond Street. Mr Wheatley who worked for NZ Forest Products Fixing Services mentioned working on many of the houses in the area and having a book of Peerless house Plans. They also gave me their original Peerless house plans and talked about how due to fears of young children around an open drain, five properties had the drain piped requiring them to pay all costs and obtain consent from Council.

Mrs Tauranga and I sat in her Raymond Street dinning room mostly talking about family as I spent some time at their home as a kid. She also let me have a copy of their Peerless house plans and said that despite changing family circumstances she had no intention of moving from the family home.

Mr and Mrs Greenwood, talked about their Peerless home being at the end of the development opposite Raymond Park and how there were no facilities or playground and many children (myself included) played in the large trees and drain on the farm boundary. They also mentioned that they had been told the undeveloped end of Raymond Street would possibly be a primary school.

Both the Greenwood's and Wheately's mentioned having 2 loans when purchasing their properties, one for their Peerless homes and the other to purchase the land from National Mutual.

Mr Churchfield in Fairview Street, allowed me to take a copy of his house plans designed by Robert Smart Architect, his cousin and reminisced about his daughter who was also a school friend of mine.

Mr and Mrs Morris are a lovely couple I met in Caistor Street at the very beginning when I went door to door. Mrs Morris talked about how her mother built the home through Maori Affairs sometime between 1962 and 1964 most likely 62. They are very supportive of an HHA.

As can be seen many of these families I knew of from having been at Insoll Avenue School at the same time as their children. While talking about the neighbourhood and why I was contacting them many other names were also given to me. Enough to fill a book with stories.

One of the most talked about themes was the rural feel of the neighbourhood, not only being surrounded by farmland but passing cows grazing on what has recently become Wairere Drive every time you entered the area. Another was being asked "where's Fairview Downs?" Some mentioned the kids playing on the roads. It felt like we were city kids growing up in the country.

I have also come across others like myself and the Greenwood's daughter who have returned to the neighbourhood but are not in family homes, these residents are harder to identify. None of this takes into account those residents like 4 of my close neighbours who have lived in their homes between 20-30 years and have established family homes here. While some find Fairview Downs an ideal first home or rental opportunity many are long term residents and there is a strong sense of community.

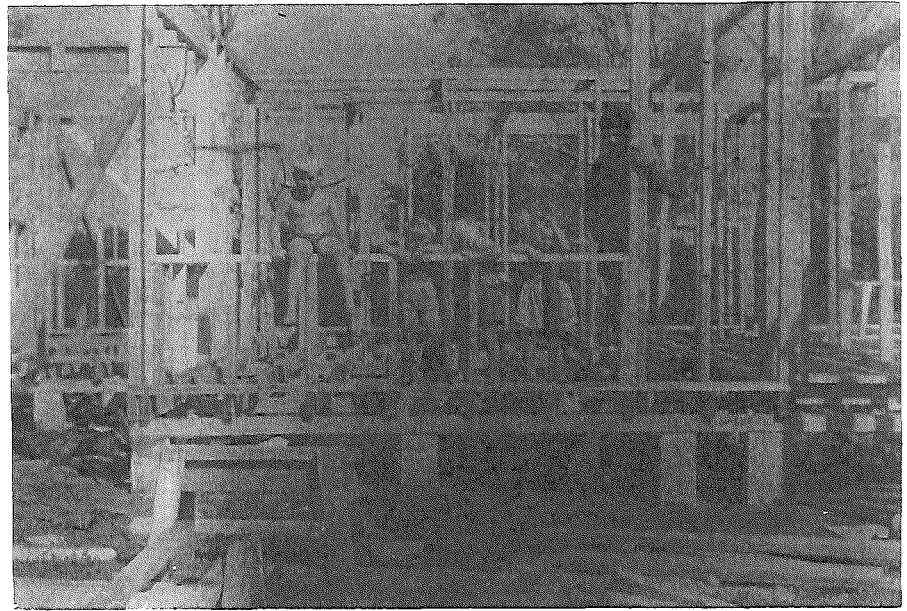
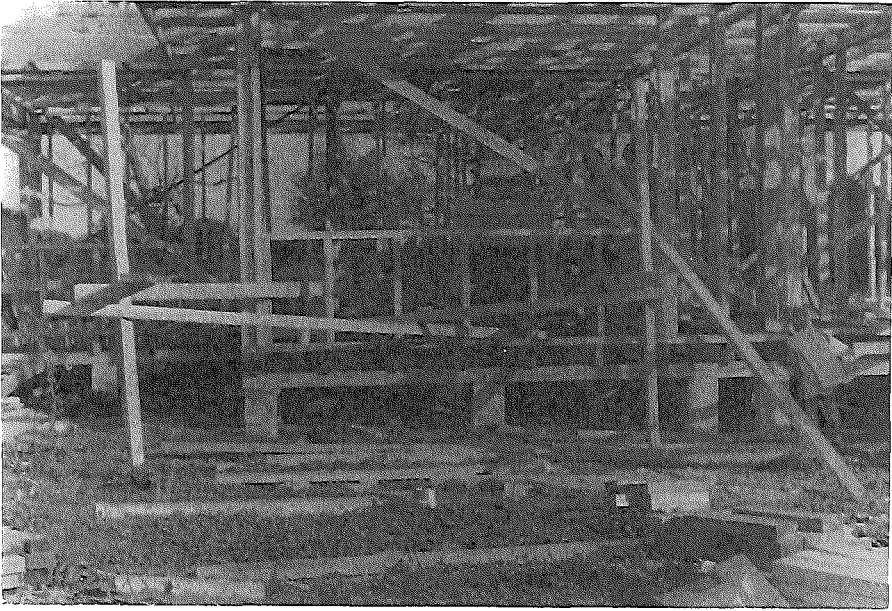
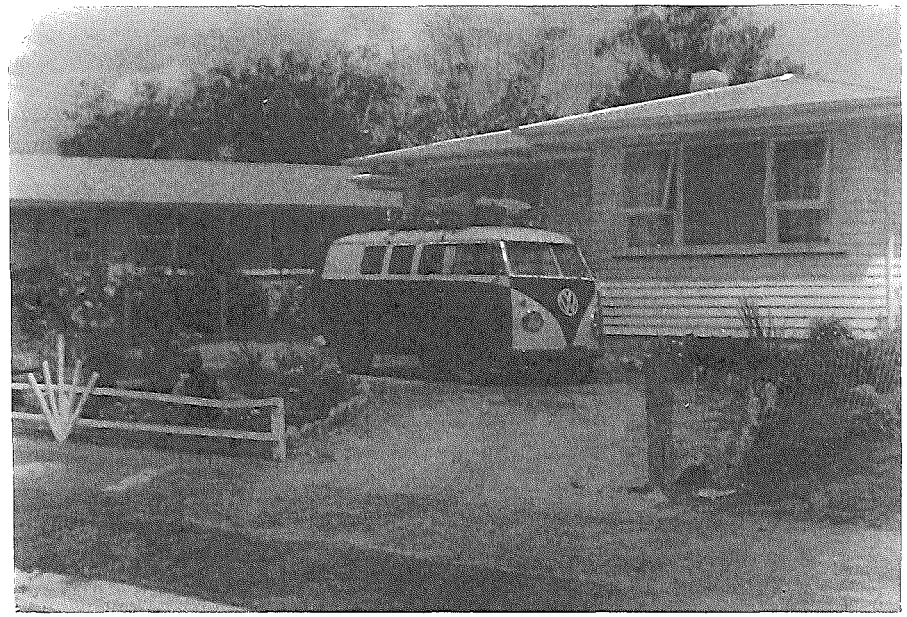
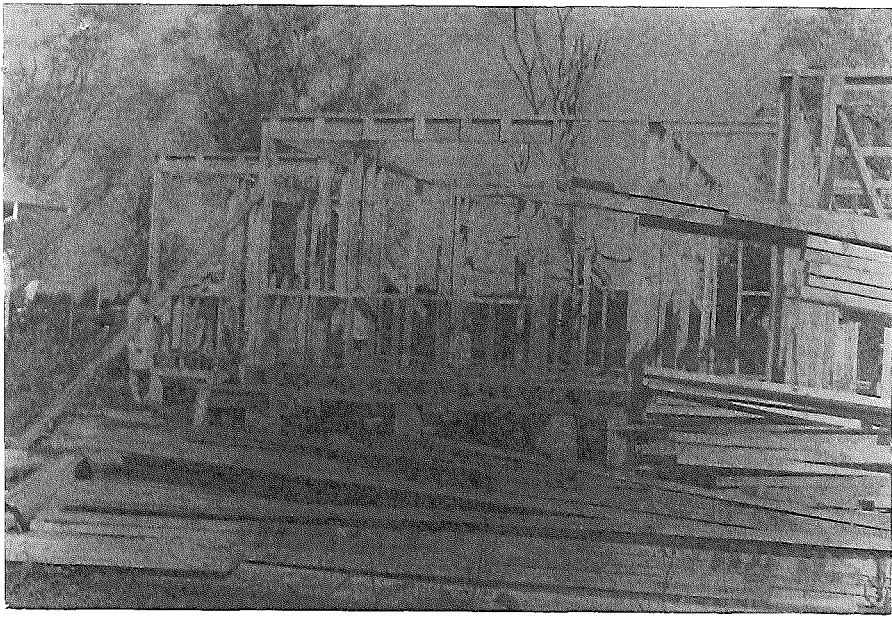
Fairview Downs today has changed very little since it was initially developed in the 1960's and 70's. There have only been about a half dozen redeveloped properties in the proposed Historic Heritage Area since it was originally built and it is full of intact 1960's and 1970s housing. It represents a collection of Waikato builders, companies and development of the era. The owners I spoke to knew who built their home, as did later owners. Lots of Peerless in the north with Beazley, Tudor and Maori Affairs to the south. Many also knew how many other houses in the street or streets matched their house plan.

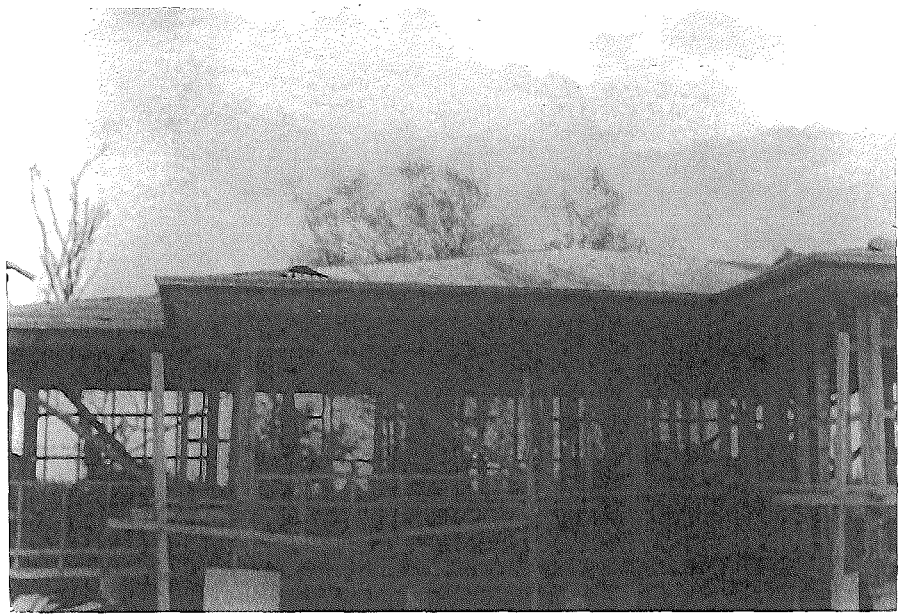
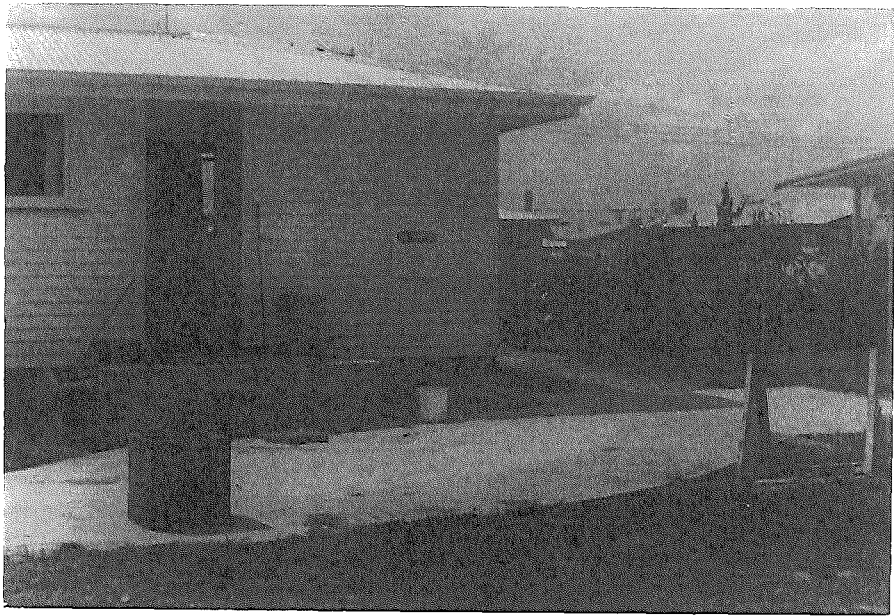
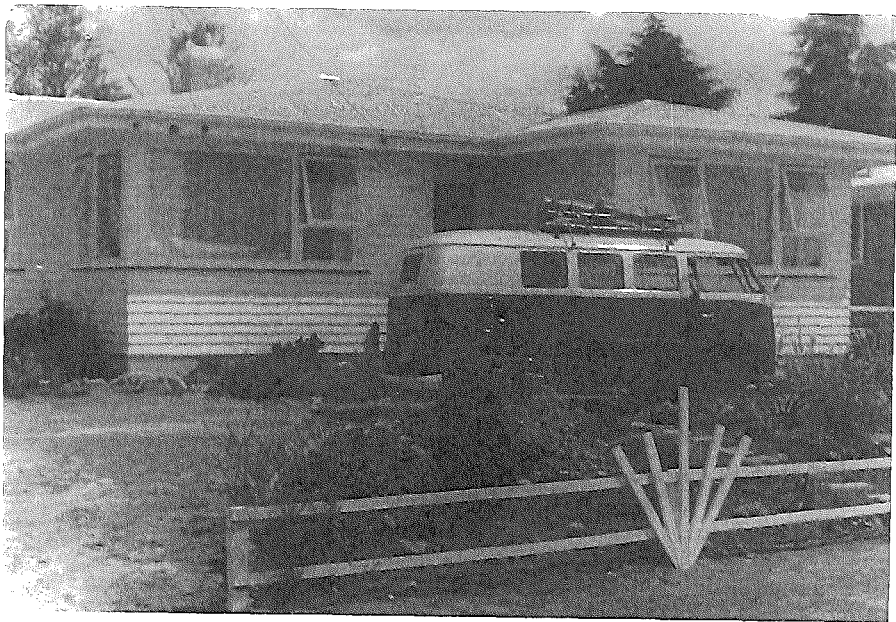
There is substantial support from Fairview Downs residents and owners for a Historic Heritage Area. This is clear not only in the support of the petition attached to my submission but also in the stories, plans, contacts and information my community gave me to bring to you today.

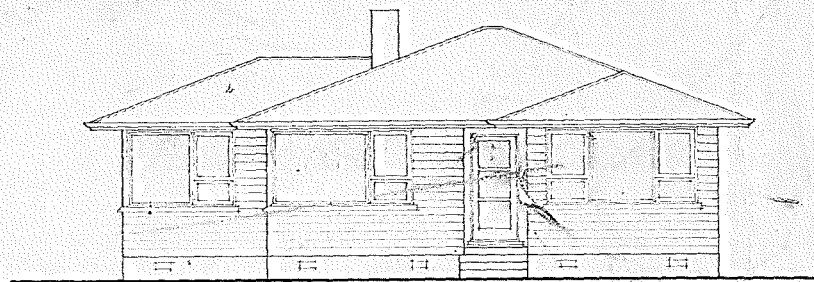
Fairview Downs is a time capsule representing a time when Boomers were having families and the government helped many low-income families to own their own home. The time of "think big", private cars, carless days, fondus, latchkey kids, changing social norms and optimism. My community would like to preserve this small piece of history and believe an Historic Heritage Area is justified.

The assessment of Fairview Downs done for Council needs to take a deeper look at the history, housing types, developers and community as it was and still stands in context of the era it was built in.

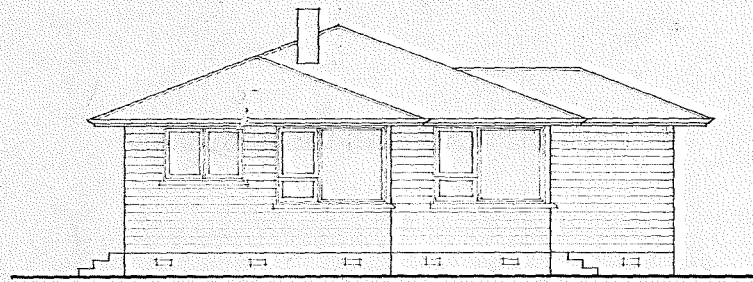
Thank you for allowing me to speak today and for your consideration of our request that the older 1960-70's area of Fairview Downs be a Historic Heritage Area. Copies of the plans and photos I collected are attached.



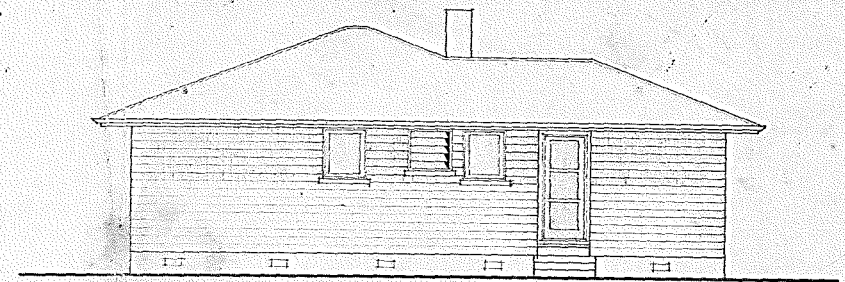




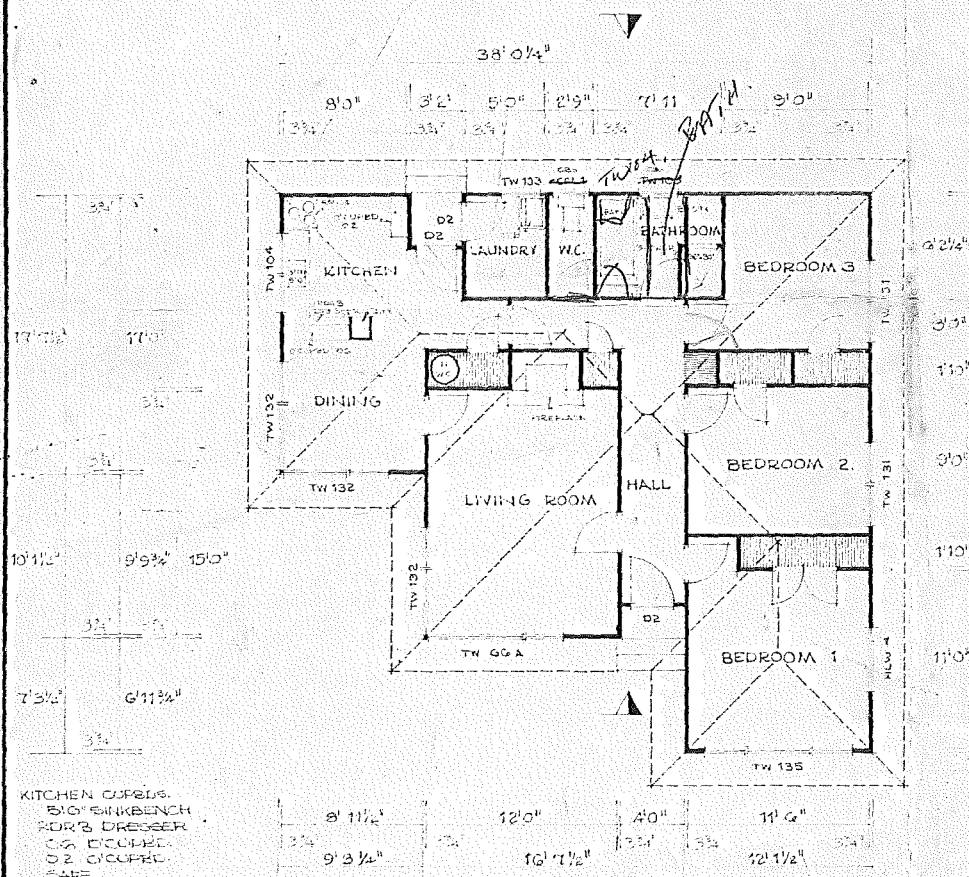
FRONT ELEVATION



SIDE ELEVATION



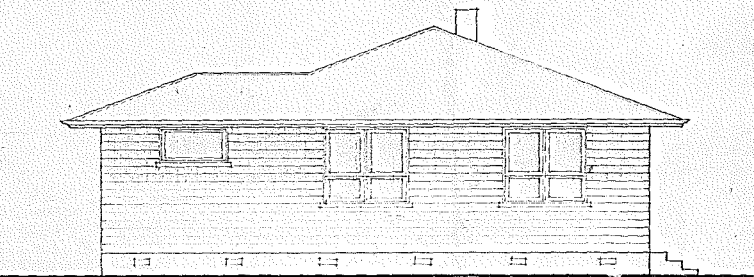
REAR ELEVATION



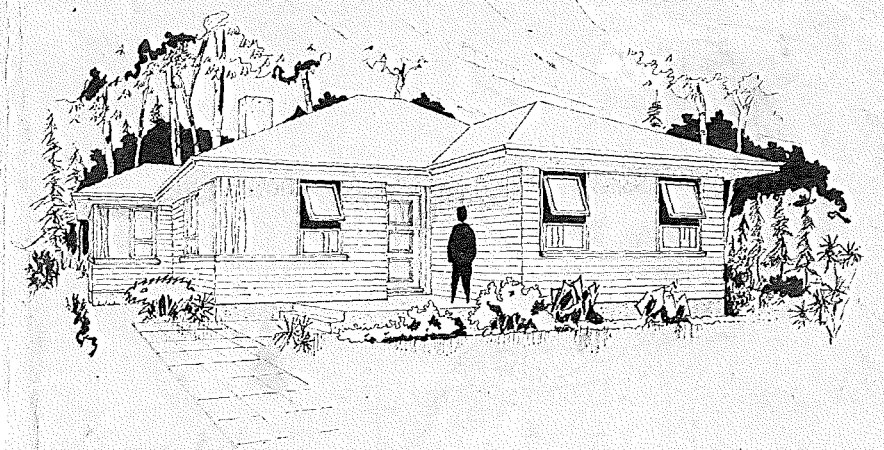
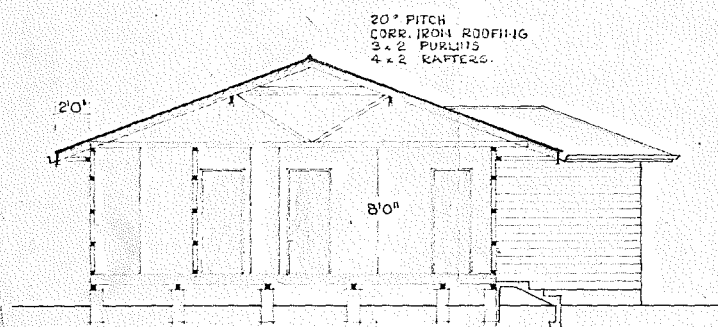
FLOOR PLAN

SECTION

AREA 1081 S.F. INCLUDING PORCHES



SIDE ELEVATION



PERSPECTIVE

ARTIST'S IMPRESSION

PLYMOUTH

PROPOSED RESIDENCE

FOR

McMillan

AT

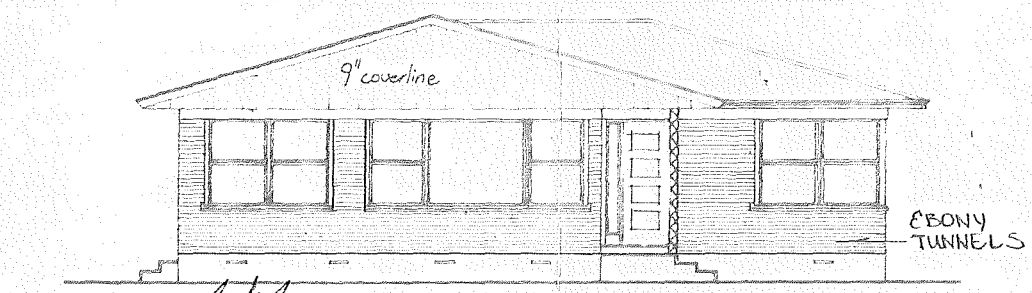
BEAZLEY HOMES LTD.
HEAD OFFICE
MT. MAUNGANUI
PRIVATE BAG
Phone 54-009

CONTRACTOR

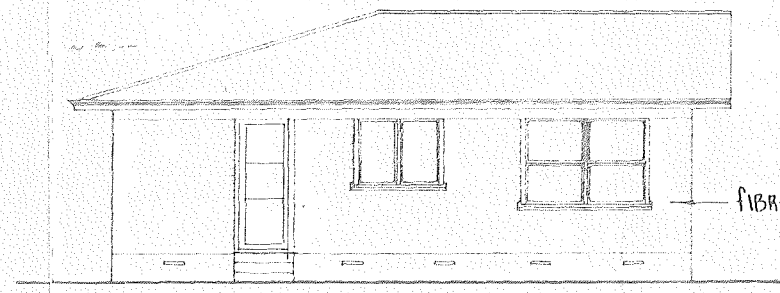
Drawn: *C. WHITTALL*
Date:
Re-drawn:
Checked:
Scale: $\frac{1}{8}$ " to 1"0"

FILE No. 7087
MT. MAUNGANUI
Job No. _____

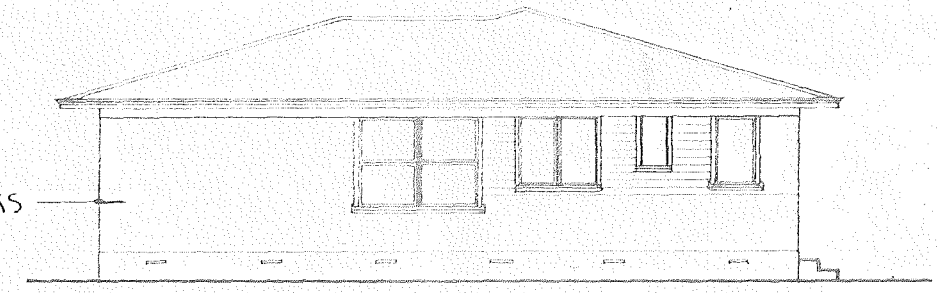
Sheet
of



FRONT ELEVATION

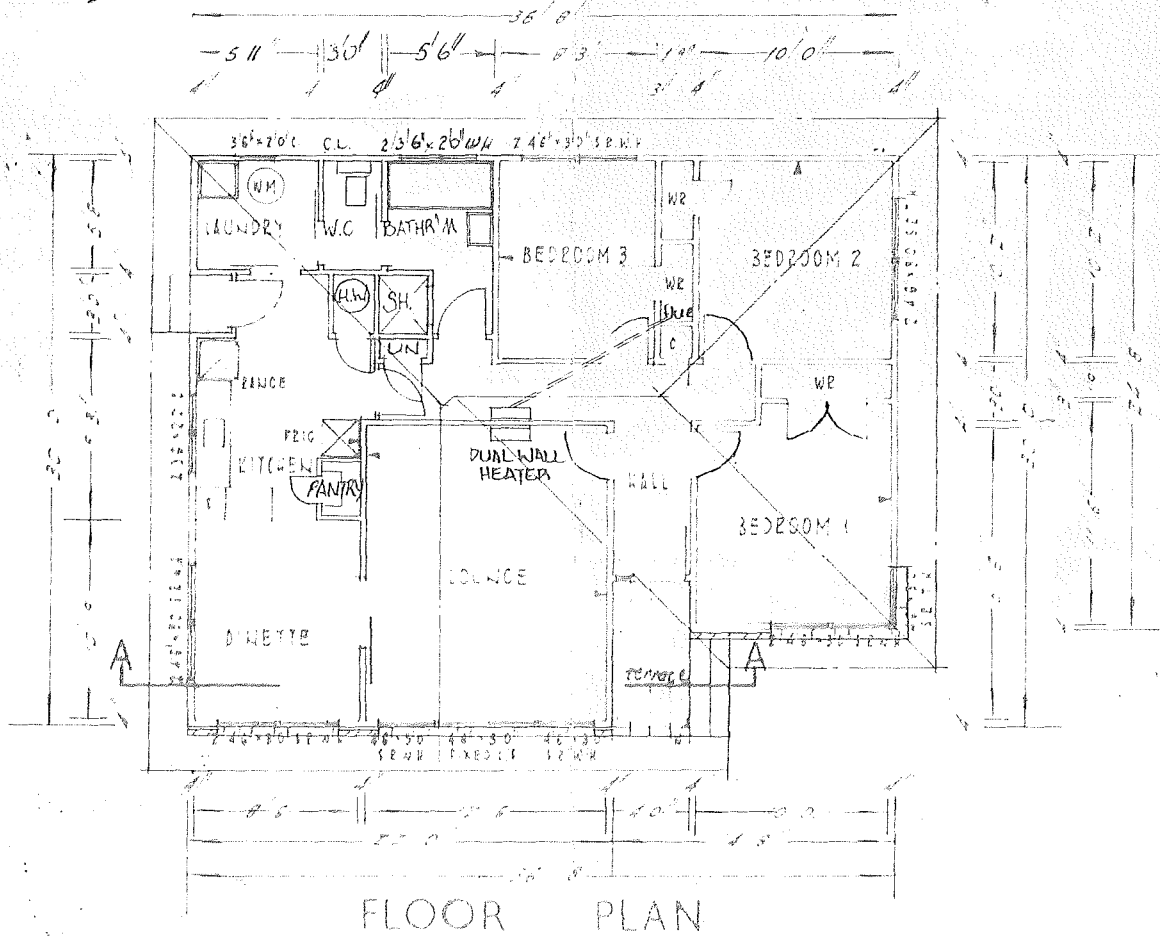


SIDE ELEVATION

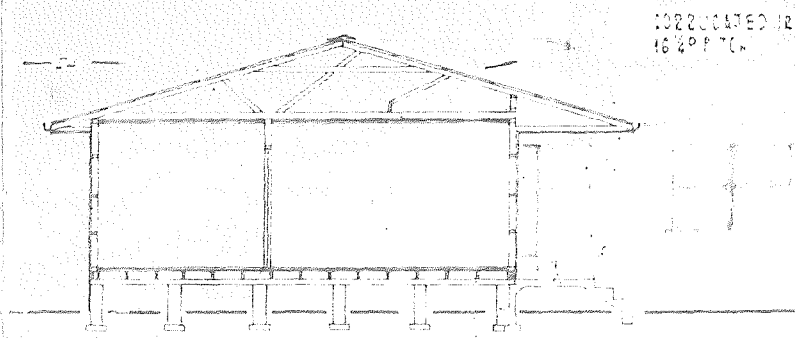


BACK ELEVATION

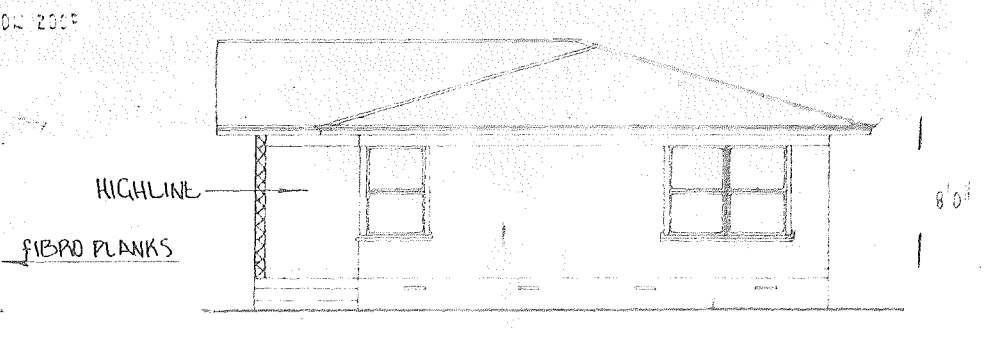
*Plaster of Paris
Completed*



FLOOR PLAN



SECTION A—A

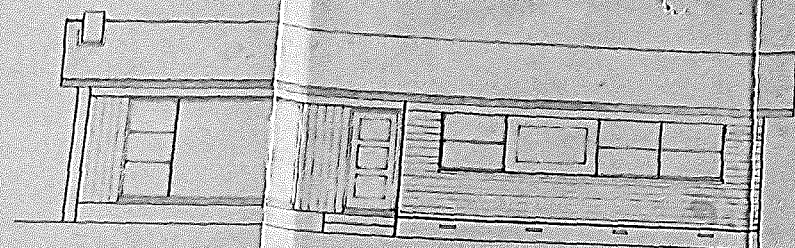


SIDE ELEVATION

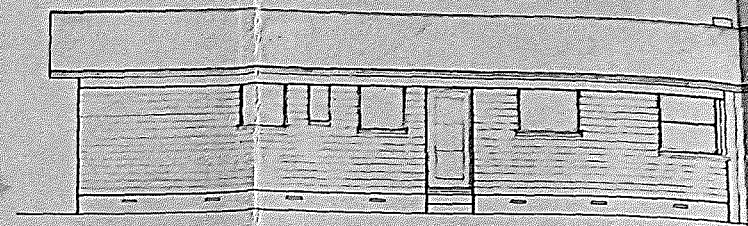
AREA 120.51 SQ. FEET

SCALE	PROPOSED RESIDENCE FOR	PEERLESS HOMES	JOB No 819	PLAN No
1/4" = 1'-0"	AT LOT 246 D.P.S. 14931	Raymond St,	HAMILTON	10

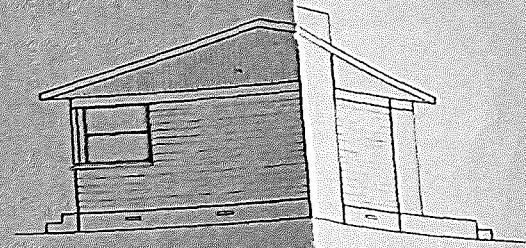




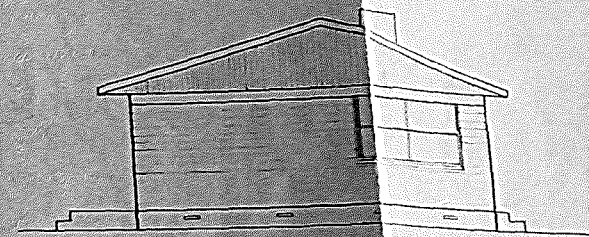
FRONT ELEVATION



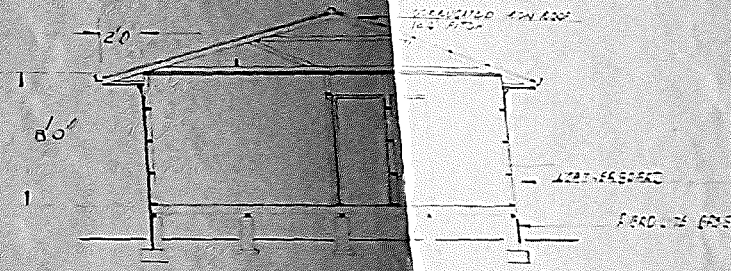
REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION



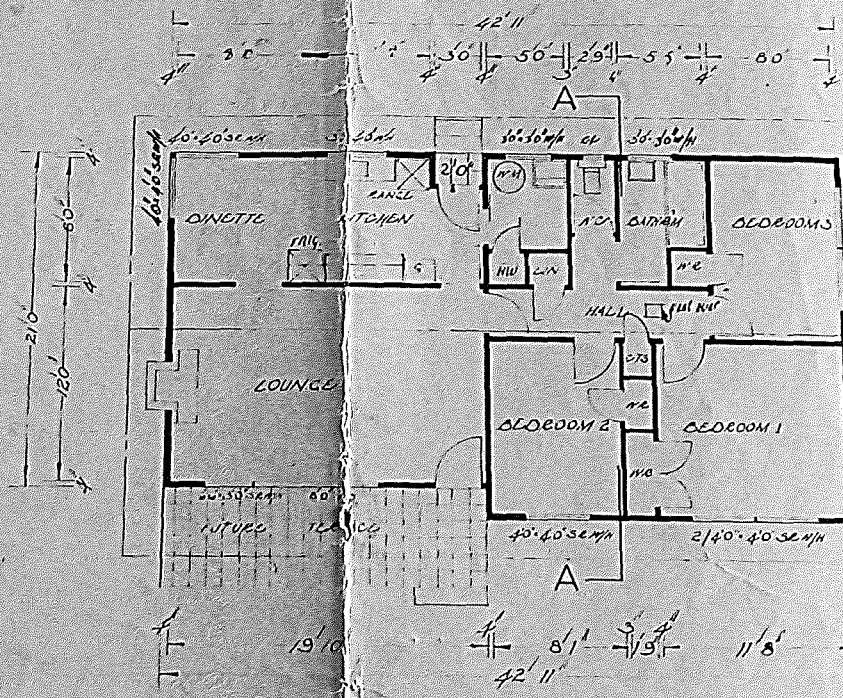
SECTION A-A.



This PLAN is COPYRIGHT



FOUNDATION PLAN



FLOOR PLAN