

"Appendix 1"



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Memo to Joan Forret / Tim Fletcher, Harkness Henry
Re 2 Galloway Street, Hamilton East, Hamilton
In the matter of HCC PC 9 Further Submissions

Dear Joan and Tim

I have reviewed all of the submissions to PC 9 itemised in the letter (dated 21 October) from Hamilton City Council to the owner of 2 Galloway Street. Consequently I have considered whether there is merit in the submissions that the Hamilton East HHA (HHA12) should be extended to include the subject building.

The following submissions are not, in my opinion, relevant to the property at 2 Galloway Street:

77 AB Cooper
112 ETJ Investments / NS Moon
181 D & R Hodge
190 S Osman
192 C Hodge
203 D Brouwer
227 McIntyre & Prior
233 R Tordoff
244 M Robson
249 J, B & D Screech
293 N Stanley
344 A Elliott
346 PD & AB Hill
363 A Ginnaw
368 R Watchorn
403 OH Hall
416 Waimarie Hamilton East Community House
420 S Suo

Of the remaining four submissions listed in the HCC letter to your client, numbers 87 and 178 request that the HHA is extended to match the mapping of the Hamilton East Special Residential Zone in the Operative District Plan. This zone encompasses the north side of Cobham Drive between Fox Street in the east and the Waikato River in the west. In a similar vein, submission 419 requests that the boundaries of HHA are also extended south to Cobham Drive, but with specific reference to the identification and protection of historic villas and bungalows in Hamilton East.

Submission 427 from the Waikato Heritage Group makes no specific reference to HHA12 but does seek the introduction of buffer zones around historic heritage items and areas (page 3). If introduced, such buffers would affect the subject property, given that it is on the southern boundary of HHA12. The WHG also requests that HCC apply the same assessment criteria to HHAs as to individual scheduled items. If this aspect of the submission is accepted it is my contention that the subject

building would not be included in the Hamilton East HHA due to its age, date of construction and architectural form.

The council consultant's report specifically records the exclusion of the stretch of SH 1 between Nixon Street and Galloway Street from HHA12 (document page 170) but there is no further evidence or discussion provided in the Knott report, or in the relevant submissions, as to the potential heritage or character values of the southern boundary of the proposed HHA.

While currently included in the Hamilton East Special Residential Zone, the building at 2 Galloway Street is neither a residential building, nor a villa or bungalow. Rather, it is a c.1945 small-scale commercial building that was occupied initially by AE Fisher, monumental mason, and then by Waikato Stonecraft (established 1963). It shares the land parcel with a residential building (1A Fox Lane), which dates to the 1980s. While I consider the building to have some historic interest, largely for its association with Hamilton East Cemetery and continuous use as premises for a monumental masonry since the mid-1940s, the building does not in my opinion demonstrate heritage values, either in its own right or in relation to the Hamilton East HHA.

In summary I can find no specific detail in any of the submissions to justify the inclusion of 2 Galloway Street within the boundaries of HHA12; nor can I find any substantive case put forward for extending the proposed boundaries of HHA12 in any direction, as per the existing special residential zone. Introduction of a buffer zone around heritage items and areas might be warranted, but it is unreasonable to expect the owner of 2 Galloway Street to envisage what the provisions for such a buffer might be and then provide a further submission for or against such provisions. I am therefore of the opinion that Hamilton City Council should reject all and any submission points that relate, by inference, to 2 Galloway Street, Maeroa, Hamilton.

Nga mihi

A handwritten signature in black ink, appearing to read 'Ann McEwan', with a long horizontal flourish underneath.

Dr Ann McEwan