

KIRIKIROA - HAMILTON'S EUROPEAN SETTLER HISTORY

– AREA PLAN AREAS: Hamilton East, North of Central City, Five Cross Roads and Chartwell

Prepared to inform the preparation of the 2021 Area Plans for Hamilton East, Five Cross Roads, North, and Chartwell.

The text below is to be read in conjunction with the text prepared by Julian Williams outlining the Mana Whenua history for Kirikiriroa that sets out the beginnings of Kirikiriroa. The focus of the text below is therefore from August 1864.

Note: this is a 'snap-shot' and there are activities, people and areas that may have been missed.

During the late 1850s and early 1860s, the rise of the Kingitanga was perceived as a threat by the New Zealand Colonial Government. The Crown sought submission of the Kingitanga tribes and their acknowledgement of the Queen's supremacy.¹ These tensions culminated in the invasion of the Waikato in 1863 and the passing of the New Zealand Settlement Act later that year. This Act enabled the Crown to confiscate the lands of any "Native Tribes" deemed to be in rebellion. Forceful confiscation of the Waikato was the ultimate tool used by the Crown to reduce iwi to submission, to gain control of the Waikato's fertile lands, and to take control over the region.²

In June 1863 the Governor-Grey mooted the establishment of a 'frontier line' that was adopted by the Premier A Domett.³ Although at the end of the Waikato War, Waikato had been 'confiscated' and Iwi had been forced to withdraw to the King Country behind the aukati/confiscation line "Kingitanga's ability to strike back at any time remained a source of considerable anxiety for many Europeans".⁴ To manage this and control the newly confiscated lands, military settlements were established (refer to Figure 1).⁵ Kirikiriroa had good access to the river and could be easily defended; it was not initially chosen for its prospect as "a town of the future".⁶

¹ The Great War for New Zealand, O'Malley, page 229; page 279; page 347

² The Great War for New Zealand, O'Malley, page 219

³ The Great War for New Zealand, O'Malley, page 280

⁴ The Great War for New Zealand, O'Malley, page 347

⁵ The Great War for New Zealand, O'Malley, page 549

⁶ Astride the River, page 34

Figure 1: 1868 Military settlements – Hamilton Libraries



When the first European settlers landed on the eastern bank on 24 August 1864 it is understood they found crops and structures, but the Paa and surrounding Kainga had been abandoned. It was at this time that Kirikiriroa was renamed Hamilton and the area converted to an armed camp occupied by European soldiers, surveyors, and settlers.

Physically, in 1864 the area was a mix of cultivated river terraces, areas of Kahikatea Forest, fern, manuka, deep gully systems, and extensive swamp areas.

The settlement, straggling both sides of the Waikato River was a planned settlement. Hamilton was surveyed in 1864 (Figures 2 and 3) and laid out with streets, sections, and reserves; two redoubts, on either side of the river were constructed.⁷ Soldiers were allocated two blocks of land as payment for serving: a town block (in one-acre lots) and a rural holding commensurate to their rank. However, to receive the freehold titles of these lots they had to remain in Hamilton for three years. For those who stayed it was not an easy existence, the Waikato River was the main route to and from Hamilton and conditions were hard: the land was swampy, the roading poor, and there was little local employment.⁸ As a result, after 1867, when titles were issued, some of these settlers began to leave.⁹

⁷ St Peter's Cathedral is now located on site of the western redoubt; on the eastern there is a plaque on the wall at the intersection of Memorial Drive and Anzac Parade.

⁸ Astride the River, page 45

⁹ The Great War for New Zealand, O'Malley, page 465

Figure 2: 1864 Hamilton West survey map (Hamilton Libraries)

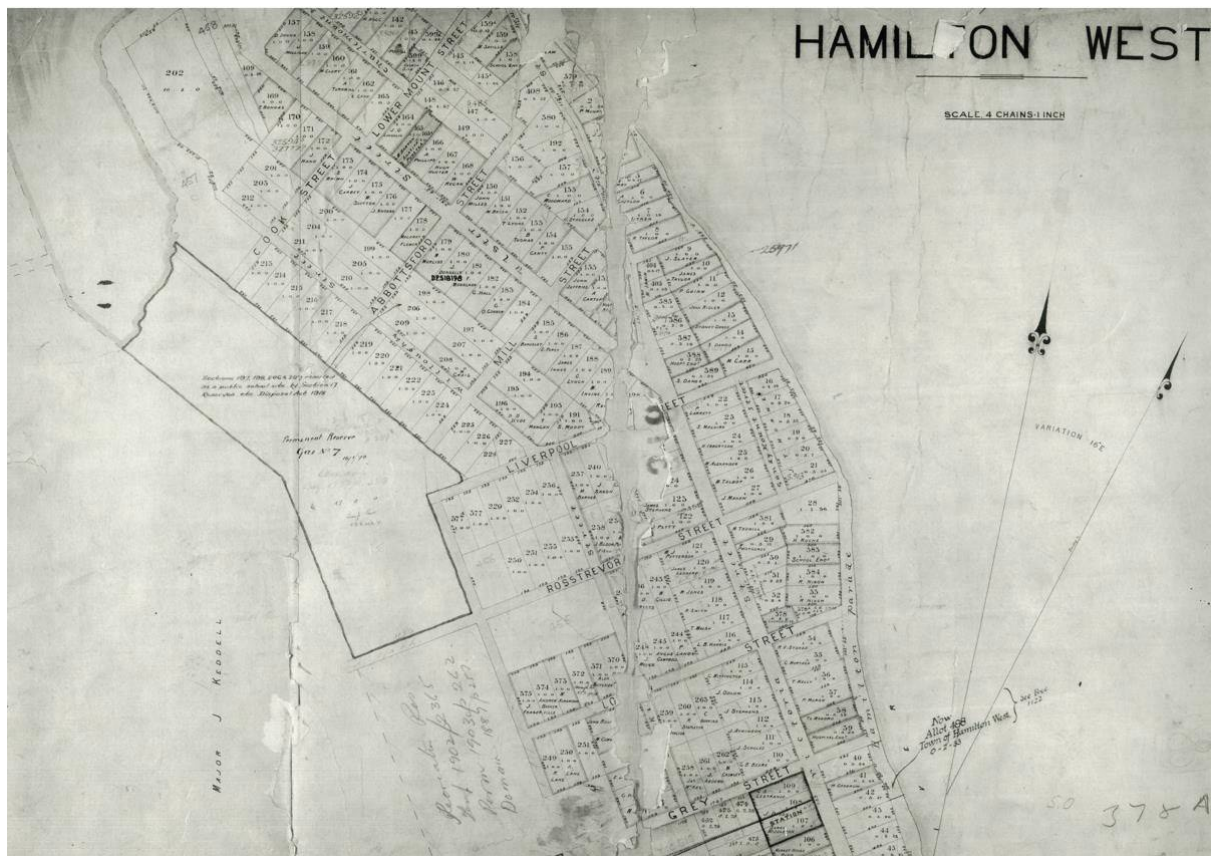


Figure 3: 1864 Hamilton East Map <https://teara.govt.nz/en/zoomify/27305/hamilton-east-survey-map>



The settlement was surveyed in 1864 and laid out in a grid pattern, except where it was necessary to accommodate physical features within the areas. In Hamilton West the residential blocks were surveyed in 10-acre blocks, while these blocks were 12-acre blocks on the eastern side. All residential blocks were then broken into 1-acre sections. Reserves for recreation, hospital, education, and foraging were included in the surveys. Both surveys included town-belts surrounding the exterior of both Hamilton West and East to differentiate the town and county areas.

Both areas established schools, the first public school established in Hamilton was the Hamilton West Primary School in 1864. It was originally located close to the Western Redoubt in Victoria Street (St Peter's Cathedral site). In 1876 the school was shifted to the existing WINTEC site. The school's current site in Hammond Street, was established in 1943.

From the beginning, Hamilton straggled both sides of the River in the vicinity of easy access and landing from the River. This influenced how Hamilton East and Hamilton West developed. While considered one settlement, in reality there were two communities connected by a tentative river crossing via a punt.

In the late 1860s, following the formation of the Hamilton Highway District Board (Hamilton West) and the Kirikiriroa Highway District Board (Hamilton East) roads began to be formed. Nevertheless, the main transport connection with other settlements and Auckland continued to be the River. By 1868 Hamilton's population was under 300 residents, the township consisting of the two redoubts, barracks, two churches, two hotels, a few stores, a blacksmith, bootmakers, and many deserted homes.¹⁰

The Road Boards sought solutions to replace the punt with a bridge. Neither Roads Board could raise the necessary funds for a bridge and Central Government would not provide a bridge. However, a borough could raise a loan and seek government subsidies. The desire to link the two areas via a bridge was the motivation for the formation of the Hamilton Borough in December 1877. The bridge, opened in November 1879 was named 'Union Bridge' in recognition of uniting both parts of the Borough.

INSERT - the gazette notice proclaiming Hamilton a borough

Also, in 1877 the railway line reached Frankton. The introduction of the railway, and formation of roads slowly provided greater transport routes. The western side of the settlement developed as the 'administrative centre' for Hamilton due to access to rail, road, and river transport. The railway was extended over the River following the construction of the first Railway Bridge in 1884.¹¹

¹⁰ Astride the River, page 46

¹¹ Astride the River, page 346

Figure 4: 1895 Hamilton West Map (Blackburn survey) – Hamilton Libraries

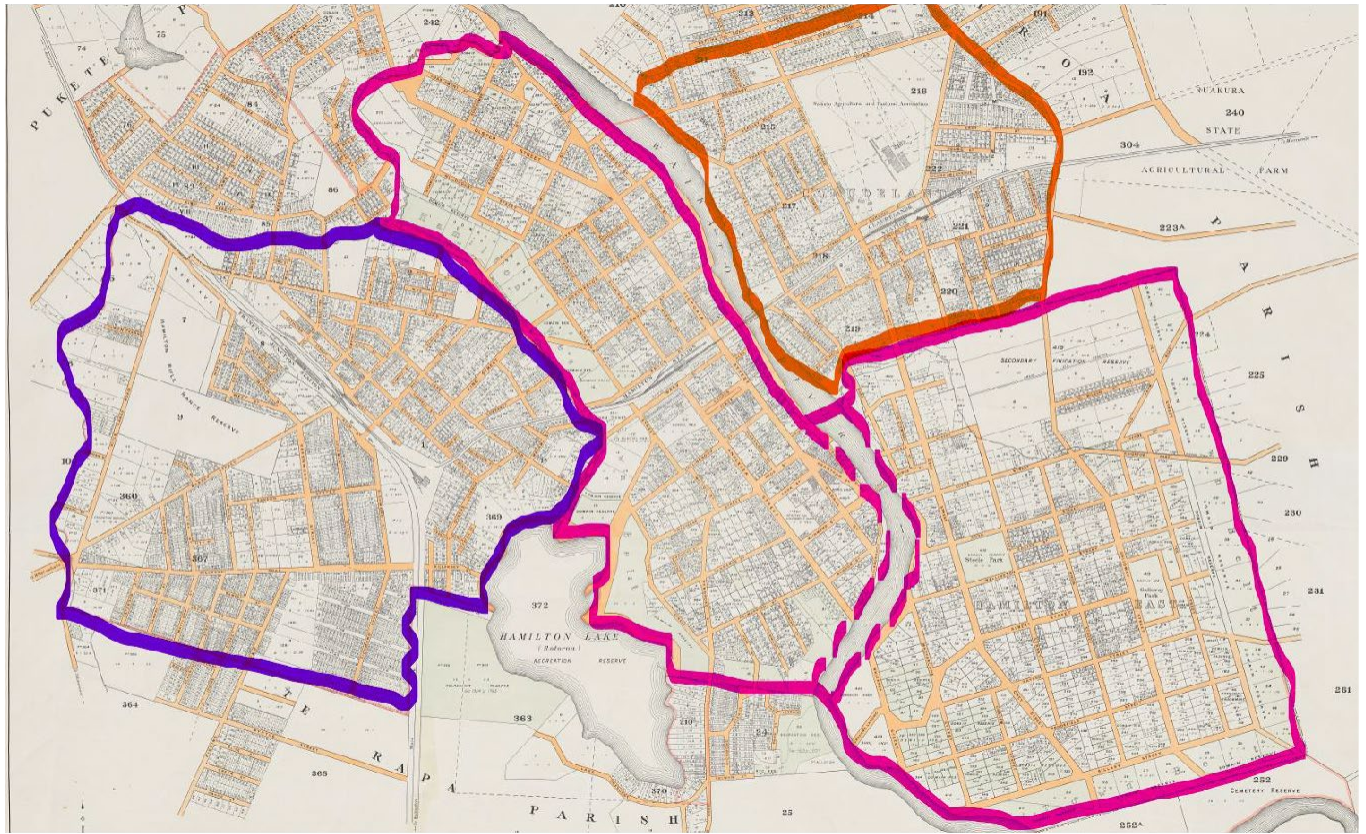


The introduction of rail was a catalyst for the construction of infrastructure and accompanying employment opportunities and an increase in residents. It also opened the way for land speculators and the development of larger farming operations resulting from the purchase of numerous adjoining smaller farm allotments that had been originally allocated to soldiers. The larger land holdings surrounding the Borough were purchased by speculators who developed these properties by subdividing and selling the allotments.

Two such developments were Frankton and Claudelands. Frankton was established and named by Thomas Jolly who purchased land originally granted to Major Jackson Keddell on the western

boundary of Hamilton in the mid-1860s. While in the late 1860s Frank Claude purchased a 400- acre farm, originally granted to Colonel William Moule on the north-eastern boundary of Hamilton and subdivided a portion of that to form Claudelands.¹²

Figure 5: map of the four settlement areas (underlying map reference the 1927 Hamilton Borough Map, 1927: Pink - Hamilton West and East; orange – Claudelands; purple – Frankton)



The growth of agriculture in the Waipa and Waikato Counties' areas surrounding Hamilton Borough, encouraged growth and Hamilton began to provide the necessary goods and services to support these farming ventures. This link to the development of farming, in particular dairy in the Waikato, established Hamilton's function as the 'regional base'. Since 1902, government agencies and industries began to establish in Hamilton that served both the residents and wider region.¹³ There was also strong residential growth outside of the Borough boundaries in Frankton, Claudelands and the surrounding hinterland.

In New Zealand workers' housing was largely developed by the Government. The Workers Dwelling Act 1905 provided the basis for the development of the first state housing schemes, under the Liberal Government led by Richard Seddon. Architects were invited to submit plans in the attempt that no two houses were to look the same and to move away from row-housing types.¹⁴ The first homes were built and rented on the outskirts of the four main cities to provide good quality but affordable homes for working families.

¹² Next Stop...Claudelands, page 13; and Frankton from Farm to Inner City, page 13

¹³ Astride the River, page 124

¹⁴ HCC Heritage Inventory, H56

After WW1 and again after WWII Central Government actively developed housing schemes. As a result, the development of Hamilton has been strongly influenced by different state housing schemes.

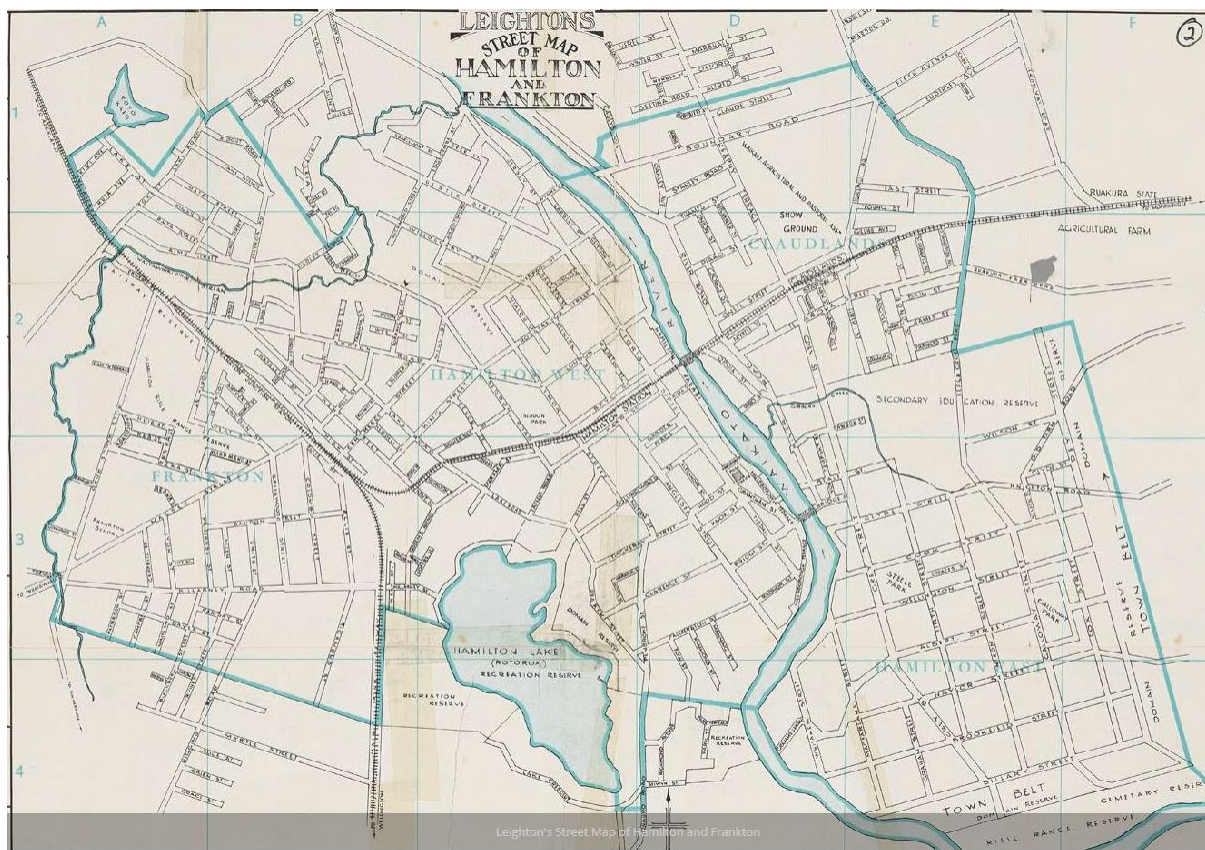
From the early 1960s, flats were being built at a great rate. In 1963 less than 20% of new dwellings in the city were flats (small units in blocks of four or more); by 1970 it had increased to 40% of the new builds. In addition, the types of dwellings were expanding; in addition to houses and flats were 'intermediate-sized' dwellings called units which were two single detached units on a single site.¹⁵

Council's 1963 first district scheme identified the areas set aside for flats and hostels as being in the central city area on the fringe of the central business area and the older parts of Hamilton East.¹⁶ The land brought in through the 8th boundary extension in 1962 (ref to Figure 7) was zoned for suburban shopping centres, and residential development, the majority being 'family sized' dwellings.¹⁷

Boundary Extensions

Hamilton Borough's was increased in 1912 when the boundaries expanded to incorporate Claudelands; and again in 1917 to add Frankton. Maeroa was included in 1925 (Refer to Figure 6); and in 1936 the Borough's southern boundary was moved to add the land surrounding the Hospital.

Figure 6: 1930 Street Map of Hamilton



<https://heritage.hamiltonlibraries.co.nz/objects/23751/leightons-street-map-of-hamilton-and-frankton#&gid=1&pid=1>

¹⁵ Astride the River, page 273

¹⁶ Astride the River, page 289

¹⁷ Astride the River, page 291

In the 1940s, greater focus was starting to occur with formal planning and designing of Hamilton to accommodate its growth pressures. During this period, Council established subdivisional requirements for kerb and channelling, footpaths, stormwater drainage and pipes for drinking water and sewage to be provided at the time of subdivision.¹⁸ However, development was hindered by legislative restrictions relating to land tenure, and a continued shortage of building materials in the aftermath of WWII.

The 1945 census identified the Borough had a population of 22,000 along with another 4500 people living on its periphery. In December that year Hamilton Borough was proclaimed a city.

INSERT - copy of the gazette notice

The City's fifth boundary extension occurred in 1949 following the decision of the Local Government Commission. The boundary extension addressed existing sanitary issues from the use of septic tanks on section sizes less than a quarter-acre in the residential areas of Melville, Hillcrest, Beerescourt, Enderley and Fairfield that had been established outside the City's boundaries.¹⁹ The Commission also considered the extent of the boundary extensions needed to ensure 'coherent and suitable' growth for ten years.²⁰ The extension of the City's boundaries added a further 804 hectares to the existing 1526 hectares. Once the areas of Melville, Hillcrest, Beerescourt, Enderley and Fairfield were inside the City's boundaries they were slowly connected to the City's sewage reticulation.

While there were smaller boundary extensions in 1954 and 1959. In 1962 Hamilton's land area doubled in size to accommodate the population growth that was occurring faster than had been predicted. This was the 8th boundary extension, and the first that also provided urban development opportunities to reduce the urban growth that was occurring on the City's boundaries. These developments outside Hamilton were mainly ribbon developments along existing roads, and there was concern that such developments would cause unnecessary costs to Hamilton's sewerage services if left to continue without broad planning and street layout controls. Such controls only being able to be managed if the land was in Hamilton.

Between 1977 and 2011 there have been a further four boundary extensions.

Infrastructure

With the development of the settlement sanitary issues were first addressed through the size of the surveyed allotments allocated to the soldiers, night soil collection and on-site septic tanks per section.

However, due to the swamp and peat conditions, by 1882 a drainage scheme was established, this quickly became insanitary quickly and following a referendum in 1907 a loan was raised for sewage pipes. Nevertheless by 1919 only one third of the Borough had sewers. The reticulation was advanced in 1923-25 and again in 1933. This sewage scheme piped the waste to large septic tanks that were periodically emptied into either the Waitawhiriwhiri Stream or the Waikato River. This system was expanded when the boundaries of the city were extended. It was not decommissioned until the Pukete Sewage Works opened in 1975.

By 1908 there was a piped water supply to the majority of Hamilton West; this system being extended to Frankton and Claudelands in 1912.

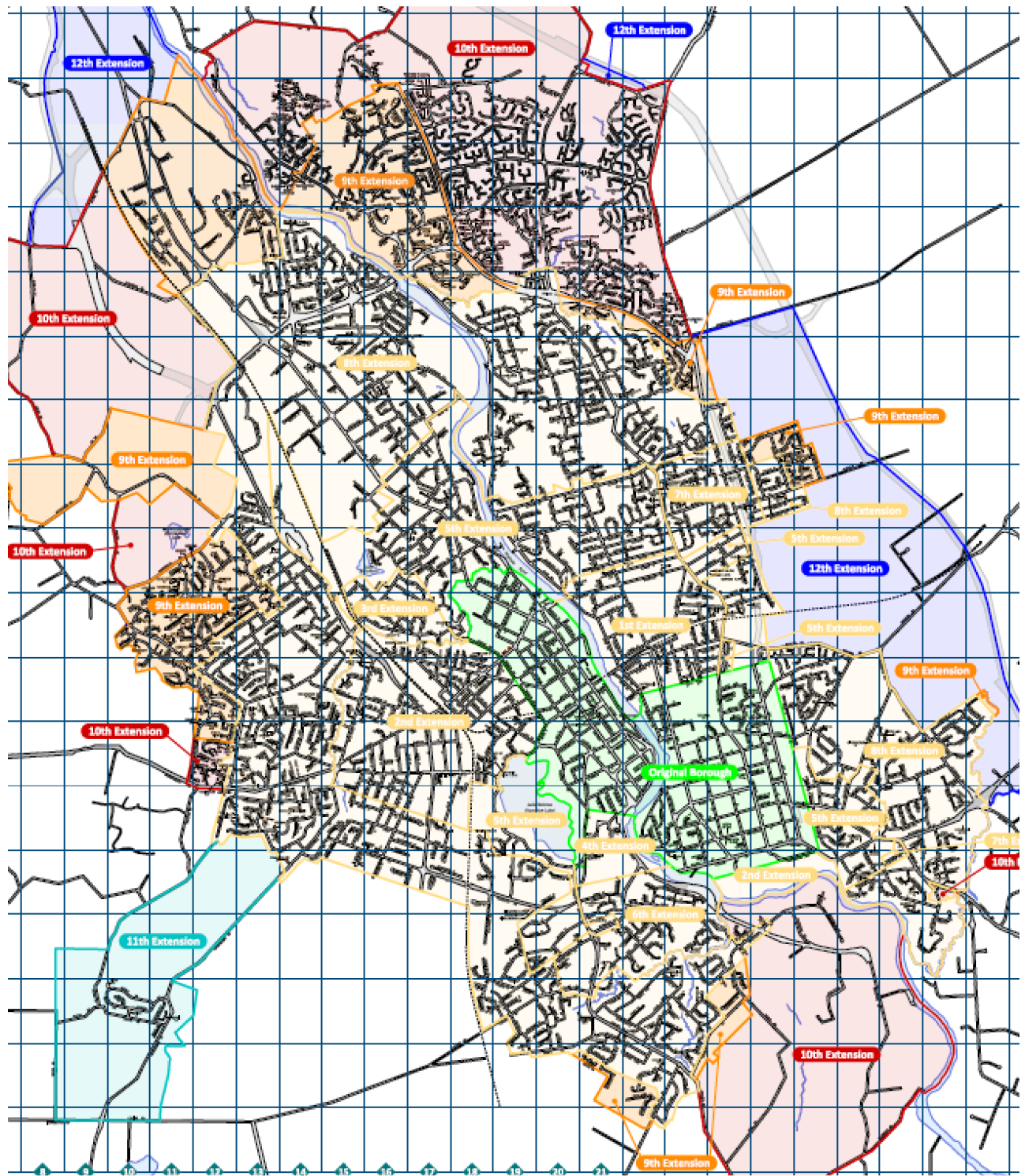
¹⁸ Astride the River, page 238

¹⁹ Astride the River, pages 234 - 235

²⁰ Astride the River, page 236

Electricity was introduced to Hamilton in 1913 through the establishment of a generating plant in Frankton Town Board area; this being extended to some Hamilton West properties by 1916. In 1921 Hamilton started purchasing power from the Horahora power station. Undergrounding of power cables began in 1926 with the extension of a 11kV cable from Peachgrove Road to Seddon Road substation; and in 1950 cabling was finished in Hamilton East and Claudelands.

Figure 7: Boundary Extensions Map 1878 – 2011 (D-568810)



2021 AREA PLANS

Each of these identified areas consist of a cluster of boundary extension areas and the different growth periods that occurred in Hamilton from 1864 to 1989 (ref to Figure 7). These periods are represented in the differing layers of roading patterns, infrastructure and section sizes, layout, and housing styles. The following is a snapshot of the key historical development features of each area plan. Each Area Plan consist of different areas of the city, being:

Hamilton East Area Plan

- The original 1864 settlement of Hamilton East.
- a portion of the original Claudelands settlement - between Heaphy Terrace and the eastern bank of the Waikato River; and
- a portion of Fairfield - part of the fifth boundary extension in 1949.

Five Cross Roads Area Plan

- the eastern portion of the original Claudelands settlement between Heaphy Terrace and Peachgrove Road,
- a portion of the Fairfield area brought into the City with the fifth boundary extension in 1949.
- a narrow strip of land between Peachgrove and Tramway Roads, containing both Fifth Street and Enderley Avenue, also part of the fifth boundary extension; and
- a portion of the area directly north-east of the 1949 boundary, between Peachgrove Road and Betley Crescent, and Firth Street and Insoll Avenue that was brought into the city in 1959.

North Of Central City Area Plan

- the 1864 original settlement known as Hamilton West,
- the northern portion of the 1877 settlement of Frankton (second extension).
- Maeroa, brought into the Borough in 1925; and
- the north-western portion (Beerescourt) of the fifth boundary extension in 1949.

Chartwell Area Plan

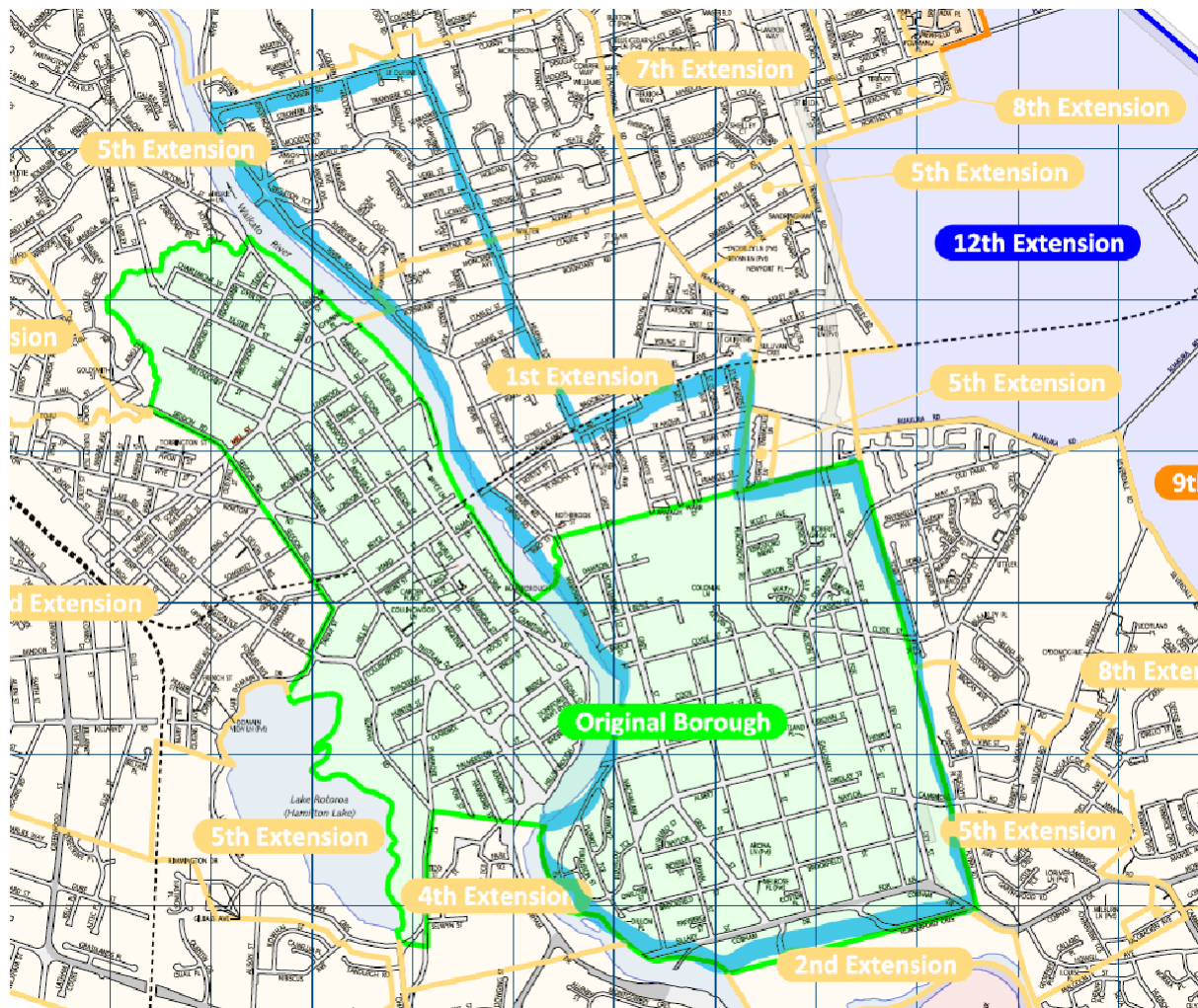
- located in the north-eastern portion of the 2850-hectare landholding brought into the City in 1962, known as the 8th extension.
- The area was first named Chartwell in 1958 after the country home of Sir Winston Churchill; and was formally defined as a suburb in 1974.

HAMILTON EAST AREA PLAN

This Area Plan consists of:

- The original 1864 settlement of Hamilton East.
- a portion of the original Claudelands settlement - between Heaphy Terrace and the eastern bank of the Waikato River; and
- a portion of Fairfield - part of the fifth boundary extension in 1949.

Figure 8: City Boundaries – Hamilton East Area Plan

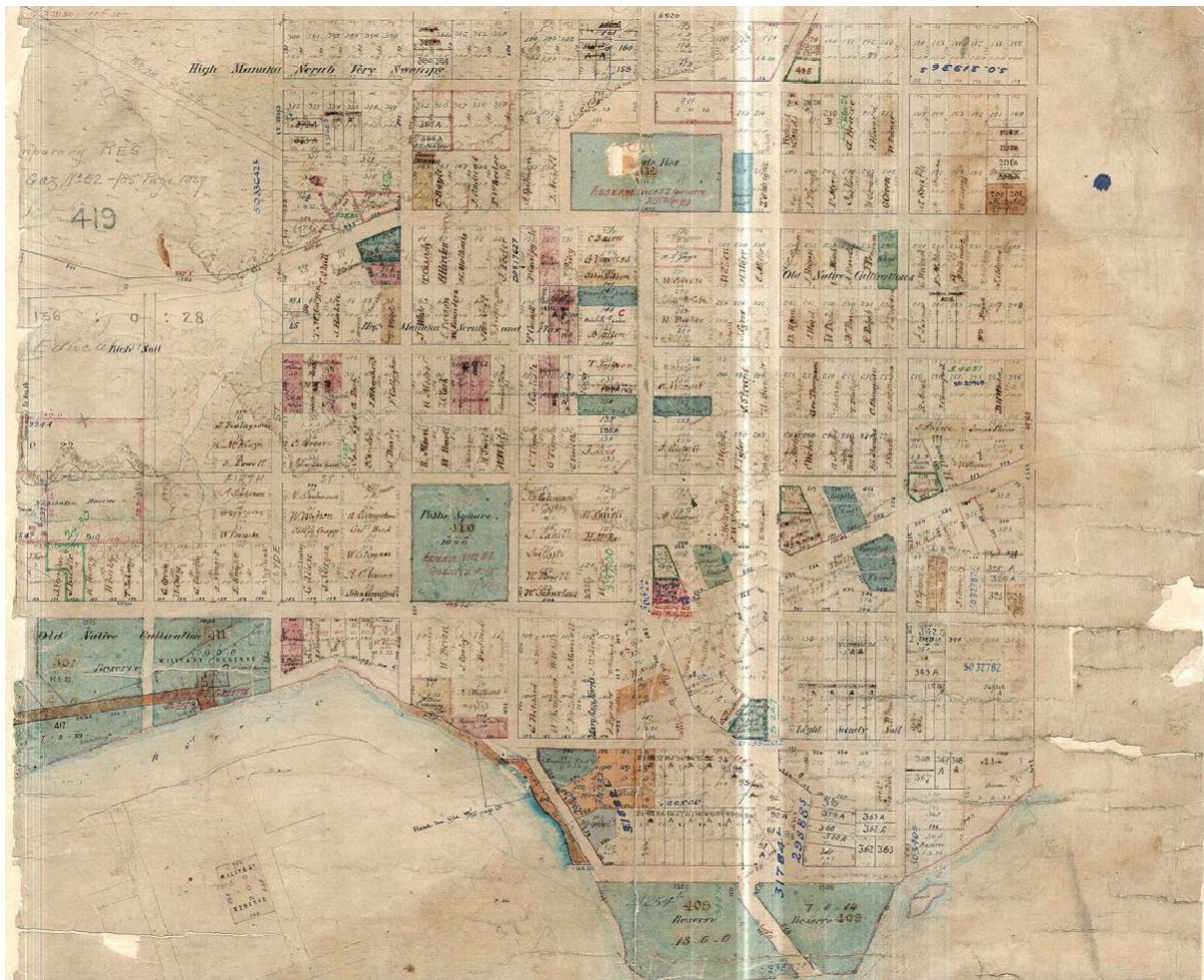


Hamilton East – was the eastern portion of the 1864 military settlement established in Kirikiriroa under the command of Colonel William Moule, the commanding officer of the 4th Waikato Militia Regiment. The first permanent European settlers landed on the eastern bank of the Waikato River, now known as Memorial Park.

Surveyor, William A Graham was tasked with surveying the settlement of Hamilton East. Graham surveyed an area for the township, and the hinterland for farm blocks. Both the town and rural land sections were allocated to soldiers. The survey plans also identified areas of swamp, gully systems and Kahikatea forests (refer to Figure 9). The settlement area was surveyed in a grid pattern with wide roads, native reserves, general reserves, and a town belt to separate the settlement from the rural lands.

There were two large green spaces identified, Galloway and Sydney Square. The latter was cleared and fenced in 1865. The name referenced Sydney, Australia where a majority of the 4th Waikato Regiment had enlisted. Initially the square was used for military activities and social gatherings and now for sport and community events. It was later renamed Steele Park in acknowledging Captain William Steele. The large oak trees that exist today were planted in 1889 at the Silver Jubilee commemorating the militia settlement and early European settlers.²¹ This area has actively been used since its formation.

Figure 9: 1864 survey plan – Hamilton East



The original settlement initially radiated from Steele Park. These residential blocks were twelve acres areas which were broken up into one-acre sections. This spatial pattern and the area of each allotment allowed for the development of a “spread” settlement with vast space between dwellings.²²

In the late 1800s, early 1900s the one-acre sections began to be divided along with other larger land holdings in the vicinity being subdivided. This remained the situation in the 1920s with many of the one-acre allotments in the outer area of Hamilton East remaining undivided. (refer to Figure 10).

²¹ Hamilton East Heritage Trail, 2009

²² Astride the River, pages 46 - 47

Figure 10: 1927 Map of Hamilton's boundaries – Hamilton East

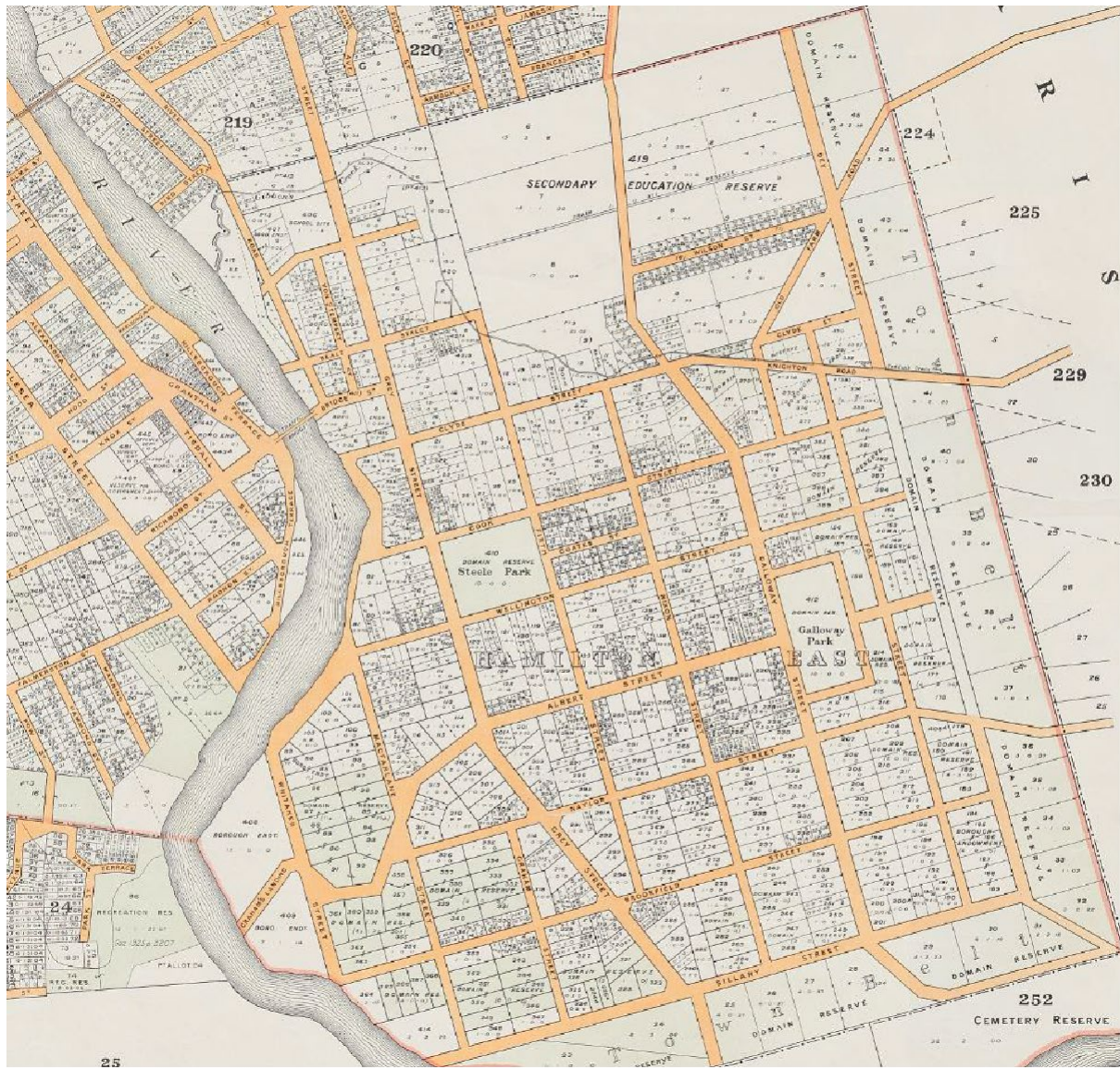
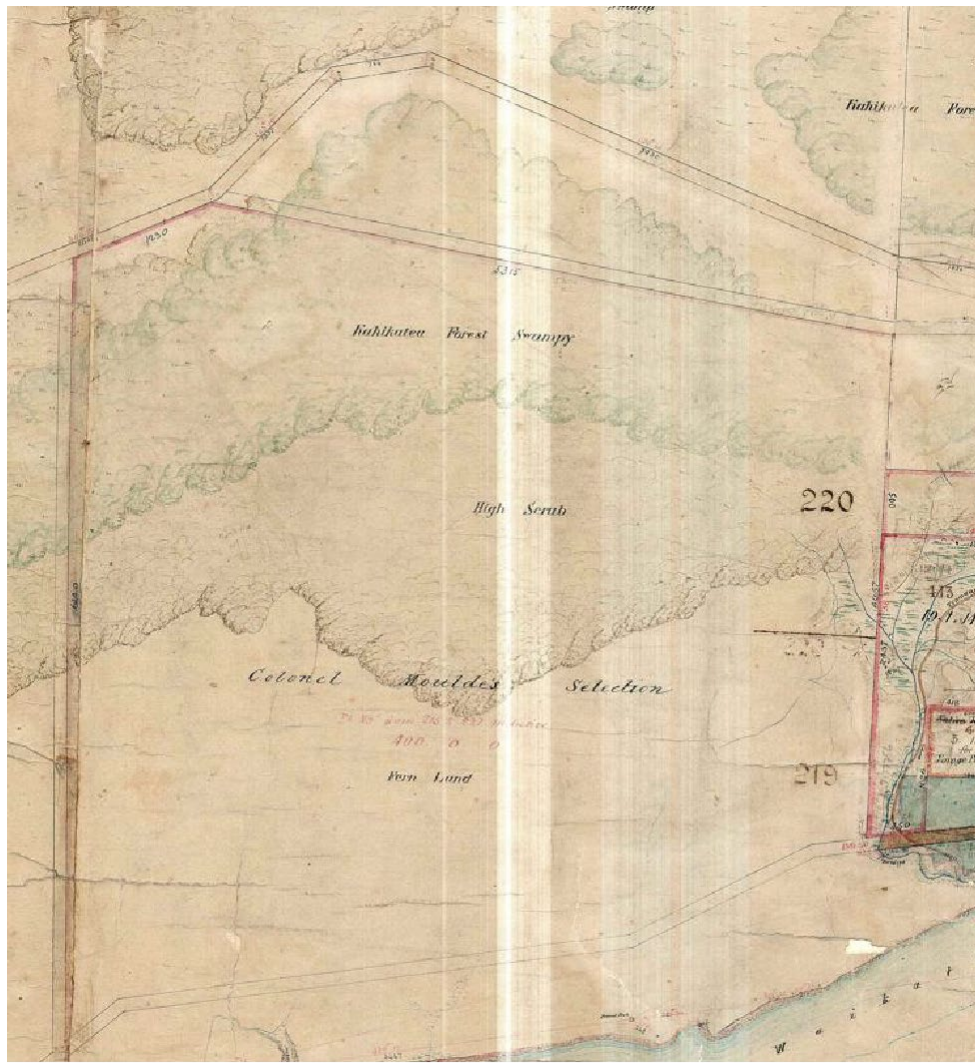


Figure 11: 1864 survey SD201 – Colonel Moule's section



Claudelands – first established from the 400-acre Claude Estate in 1877. This land was developed by FR Claude from the farmland, originally granted to Colonel William Moule, which he had purchased.²³ This was a highly desirable residential area at this time. Many streets bear these developers' names today. Some areas were developed in a piecemeal approach through individuals redividing sections, while other larger areas were more formally set out and sold as an estate - an example being the subdivision by John Primrose who subdivided his 9-acre farm.

In 1912, the Mayor of Hamilton, A E Manning instigated the extension of the Borough boundary to incorporate Claudeland

s (Refer to Figure 12).

²³ Next Stop...Claudeland

s, page 13; and Frankton from Farm to Inner City, page 13

Figure 12: 1927 Map of Hamilton's boundaries – Claudelands



Hayes Paddock – was Hamilton's first major state housing area applying the 'key design principles being applied by the Labour Government's Department of Housing Construction'.²⁴ This area, a crown grant in 1878 to the Hamilton Borough, was first leased to William Hayes in 1903 and in 1925 a LC Buckenham to up a five-year lease over the property. In 1937 the Government requisitioned the area for housing. The planning and site layout, reflective of the Garden City ideal (Ebenezer Howard, Britain 1850-1928) commenced in 1938. 210 dwellings and a local shopping area were built by 1945. The streets in Hayes Paddock are named after men who served as New Zealand Governors and Governor-Generals.²⁵ Hayes Paddock is considered one of New Zealand's best examples of a relatively intact, architecturally coherent state housing area and "exemplify the state housing ideals of the 1940s".²⁶ In 2008 the area of Hayes Paddock was identified in the Hamilton District Plan as a Heritage Precinct (Refer to Figure 13).

²⁴ The Houses of Hayes Paddock, page 14

²⁵ The Houses of Hayes Paddock, pages 16-17

²⁶ Hayes Paddock Design Guide, page 1

Figure 13: Hayes Paddock – Hayes Paddock Design Guide

Fairfield - In 1949 the fifth boundary extension brought the area between Bettina Road and Clarkin Road and the eastern bank of the Waikato River to Heaphy Terrace into the City. This area was named Fairfield after the dairy farm owned by Mr John Davis who had originally bought it from FR Claude. This area, like Claudelands, had begun to be urbanised prior to being incorporated into the City, a number of larger art deco homes having been built in the vicinity of the River and Fairfield Bridge, which had been opened in 1937-8. This area experienced rapid development during the 1950s and 1960s, as it was an area that had extensive state housing estates.²⁷

Original Housing styles in this Area Plan

The first dwellings were recorded as timber cottages, some with dirt floors. The main timber used was from local kahikatea. However, as this timber was prone to native borer few of those dwellings survived.²⁸ Those that did survive were built of imported timber like kauri; and from 1900 rimu and

²⁷ Astride the River, page 238

²⁸ The Houses of Hamilton, W Kellaway, page 2

matai from the lower Waikato areas were being milled which provided quality timbers. Local materials were also used, brick making and later Huntly Brick in the 1920s -1950s. The house styles can be categorised as follows:²⁹

- 1865-1890 - Early Colonial
- 1880-1905 - Late Victorian
- 1895-1915 - Bay Villa
- 1905-1920 - Federation
- 1910-1935 - Arts & Craft/English Country
- 1905-1930 - Workers Housing
- 1877-1930 - Railway Housing
- 1910-1935 - Bungalow
- 1930-1950 - Art Deco/Spanish Mission
- 1935-1960 - State Housing
- 1960-1980 - Group Housing

Education

- Hamilton East Primary School opened in 1872. In 1883 it expanded to include a secondary school department and was Hamilton's first District High School. However, due to the lack of pupils the high school component of the school closed in 1888.
- St Mary's School/Sacred Heart Girls College opened in 1884
- St Columba's Primary School opened in 1925
- St Joseph's Roman Catholic Primary School was established by the Sisters of Our Lady of the Missions in 1950. In 1979 the Sisters withdrew and since that time the school has been run by lay teachers.³⁰
- 1953-55 Hamilton Boys High school was established on Peachgrove Road. Previous to establishing, there was one co-ed secondary school located on Tainui Street in 1911. In the 1920s it was mooted that the high school should be split into two, single-sex schools similar to what other metropolitan centres of New Plymouth, Palmerston North, Napier and Nelson had. However, although the site for Boys High School was purchased in 1921, due first to a lack of students and secondly WWII, the site was not developed until the early 1950s.
- Woodstock Primary School opened in 1954
- Peachgrove Intermediate School opened in 1957
- Sacred Heart School opened in 1964 in Clyde Street
- Patricia Avenue Special School

Commercial

The first timber mill, established by Ebenezer Gibbons in October 1864 started producing timber for building demand in January 1865. It was located next to a creek now known as Gibbons Creek that passes through Parana Park.³¹

Hamilton East began to grow in the 1870s. There was a growing commercial area that included a butchery, bakery, flour mill and flax mills. E.J Pearson established a sandsoap industry with his

²⁹ The Houses of Hamilton, W Kellaway, page 3

³⁰ <https://stjosephs.school.nz/history/>

³¹ Next Stop...Claudelands, page 11

factory located in Cook Street. Grey Street became the commercial area, being in close proximity to the eastern wharf. However, Hamilton East never grew to have the settlement's administrative functions, those establishing on the western side as a result of better communication via the railway and improving road connections. When the railway was extended over the Waikato River in 1884, it crossed through to the settlement of Claudelands, a considerable distance from Hamilton East's commercial area of Grey Street.

At the intersection of Te Aroha and Grey Streets, the shopping area of Claudelands was established. There was a post office, butcher, fruit shop, cake shop, general store, garage, and a chemist. All in the vicinity of the railway station.

Heaphy Terrace retail centre formed in the 1920s.

Transportation

After the railway line was extended to Claudelands, the Claudelands Railway Station opened in October 1884. This line linked Hamilton to Ruakura, Morrinsville, Cambridge and later Waihi, Rotorua, and Thames. The Railway Station started life as the 'Hamilton East Station', then renamed 'Kirikiriroa Station' and then in 1913 was known as the Claudelands Station. The station and its rail sidings were actively used by passengers and by local firms for sending and uploading goods. The Station building was destroyed by fire in 1987 and the station as a rail siding closed in 1991.

Roading in this area was firstly formed through the development of the military settlement- as laid out through the survey work by W A Graham.

Bridges (in order of construction):

- Hamilton Union Bridge, the first bridge connecting Hamilton West and East was opened in 1878. Initially a toll of 10 pence was charged to cross, the bridge became toll free in 1883. This bridge was located upstream from the existing Victoria Bridge. The Union Bridge was replaced by the Victoria Bridge, which opened in 1910. The bridge is also referred to as ANZAC Bridge following the renaming of Bridge Street to ANZAC Parade in 2015.
- The first Railway bridge was completed in 1883, first used by bush trams following its opening in 1884; soon after being modified to take larger trains. People also used it as a foot crossing illegally. In 1908 a pedestrian footbridge was added. A new railway bridge was opened in 1964, this bridge being part of the wider project to lower the railway line. The original railway bridge, now known as the Claudelands Bridge was refurbished, reopened in 1968 for road traffic and pedestrians.
- The second traffic and pedestrian bridge built was the Fairfield Bridge, built by Caesar Roose, and opened in 1937.
- Whitiara Bridge, connecting Mill Street and Boundary roads was opened in 1978.

Original /Key roads in the Claudelands section of the Hamilton East Area Plan and what/who they represent:³²

- Albert Street was formed in 1907
- Anson Avenue – was named in 1926 by Kate Ferrer the owner of the property.
- Argyle Street – named to reference Duke of Argyle/Argyle in Scotland in 1919 as part of the development of the estate of Mrs Ada Warr.
- Armagh Street – named by Mrs Ada Warr. No reasons given for the name.

³² Next Stop....Claudelands, page 16

- Armitage Place – no documentary evidence of the name
- Bains Street – named after the owner of this area, Mr Bain. The majority of the street was developed post 1930.
- Balloch Street – was named in 1920 by the owner, ER Partington.
- Banbury Crescent – named in 1928 by landowner Isabell K Farrer as Banbury Road. In 1965 it was reclassified by Council.
- Beale Street – was an 1892 Crown Grant and named by the Hamilton East Board after BC Beale.
- Bell Street – named in 1923 after the landowners Alexander Bell (Borough Councillor 1907-1909) and James Bell. One of the first houses built here was the Hendwood House in the 1920s
- Bettina Road – was named after the landowner, Mr Paltridge's daughter in 1913.
- Bledisloe Terrace – named after Governor General Sir Charles Bathurst Bledisloe.
- Bond Street – named after J S Bond, Borough Councillor in the early 1900s, Mayor in 1905-1909, proprietor of the Waikato Times and founder of the Waikato Winter Show Association in 1906
- Boundary Road – identified on the 1879 Crown Grant survey map: being the actual boundary between Claudelands and Hamilton East. It was not deemed a legal road until 1928.
- Brown Street – named in 1924 by the Borough, this was changed in 1931 to Findlay Street by the Waikato Hospital Board. Mr Findlay was an MP (1943-44) and Chairman of the Waikato Hospital Board.
- Brookfield Street – named after Auckland barrister FNP Brookfield.
- Casey Avenue – was named after the Casey family by the then landowner, J Casey in 1917. The road was extended in 1918 to join with the J Primrose estate.
- Cassidy Street – Named by Housing Corporation in 1958 after an old Hamilton identity.
- Clarkin Road – named by John Clarkin in 1915.
- Claudelands Road – the formation of this road (between Grey and Victoria Streets) was part of the lowering of the railway line and the conversion of the existing railway bridge to a road and pedestrian traffic bridge. The road was opened in 1968. The section of road between Grey Street and the Cosmopolitan Club was, until 1964 named Station Road.
- Clyde Street – a crown grant in 1864 and named after the Baron Clyde of Clydesdale.
- Coates Street – named after Isaac Coates c 1908.
- Cook Street – formed under a crown grant was named in 1894 after Captain James Cook.
- Cotter Place – named in 1953 by owner N Dey.
- Dawson Street – 1895 crown grant, named after Captain Thomas Dawson, Borough Councillor, Mayor (1879-80).
- Dey Street – named in 1894 after an original landowner of the area, William Dey. It became a legal street in 1913.
- Fairfield Road – named in 1948-49 by Housing Corporation and Council, named after the Fairfield Dairy Farm.
- Fergusson Street – named by Housing Corporation and council in 1939, named after the Governor Sir James Fergusson.
- Frances Street – while named in 1911 by the landowner J Madrill, it is unknown why. There is an assumption 'Frances' is a reference to the FR Claude.
- Fox Street – crown grant and named in the early 1900s after Sir William Fox, four-time Prime Minister.
- Galloway Street – named in 1895 after Major-General Thomas James Galloway who commanded the Auckland Militia and Volunteers.

- Galway Avenue – 1939, named by Housing Corporation and Council, named after Sir George Monckton-Arundell, 8th Viscount Galway and former Governor-General of NZ. Streets in this area are all named after Governors and Governor-Generals.
- Gardiner Place – 1949 by Housing Corporation and Council after a pioneer citizen of Hamilton, David Gardiner.
- George Street – named after one of J Primrose's sons, the neighbour of the property owner.
- Graham Street – crown grant, originally named Maori Street in 1913, renamed in 1920s after former surveyor and mayor (1884-7), William Australia Graham.
- Grey Street – a crown grant, named in 1895 after Sir Governor Grey. The street originally referred to the southern end of Main Street in Hamilton East and the northern end (where the Hamilton East commercial area is now) was Heaphy Terrace. In 1910 the full length was renamed Grey Street.
- Haultain Street – named in 1948 by the Housing Corporation and HCC after Colonel Theodore Minet Haultain, commanding officer of the 2nd Waikato Regiment and later the 4th Waikato Regiment
- Heaphy Terrace – named for Major Charles Heaphy VC, 1860s soldier and surveyor
- Henry Street – named in 1912 by J Riddell and D Henry.
- Howden Road – named in 1922 by PG Western after former Borough Councillor HH Howden.
- Ingleton Terrace – named in 1926 by Isabelle K Farrer.
- James Street – named after the landowner, WB James in 1916
- Jellicoe Drive – 1939 Housing Corporation residential development. Named after Viscount, Lord John Rushworth Jellicoe of Scapa, a former Governor General
- Kitchener Street – first known as John Street after J Primrose's son in 1911. Then in 1916 it was renamed for Field Marshal Lord Kitchener who had visited Hamilton in 1911.
- Le Quesne Place – 1949 by Housing Corporation and Council after P. Le Quesne the owner of the first hotel in Hamilton and member of the Hamilton East Board.
- MacFarlane Street – named in 1864 after James MacFarlane, Auckland merchant who established the company Henderson and MacFarlane.
- Marne Street – named in 1916 by Mrs Sarah Smith after the Battle of Marne, WWI.
- Masons Avenue – named in 1922 by Time and Rose Mason, for the Mason Family who owned land in this vicinity. G Mason is identified to have planted the majority of the mature trees along Grey Street in 1875. Mr Mason arrived in Hamilton in 1874 and established a nursery, firstly on elevated land above the western banks of the Waikato River (land in the North Area Plan). Upon selling this to a Mr Gurnell in 1875, Mr Mason transferred his nursery to Claudelands, establishing in a block bound by Mason Avenue, Te Aroha Street and Argyle Street. It was at this nursery that many trees were propagated for the beautification of Hamilton.
- Moncrieff Avenue – named in 1937 by Mrs AE Corbett, the owner of the property, possibly after the aviator Lt JR Moncrieff.
- Myrtle Street – formed as part of a subdivision by J W Hartley in 1911, named after his daughter Myrtle.
- Naylor Street – crown grant, named in 1906 after William Naylor (also known as Wiremu Nera).
- New Street – named by H Hartley in 1906
- Newall Street – 1945 by the Council who owned the land. Named after the Governor-General Sir Cyril Louis Norton Newall.
- O'Neill Street – it was named in 1909 by Mr & Mrs O'Neill after their family name/ L O'Neill, Hamilton Barrister
- Oakley Avenue – named in 1910 by J R Self, the owner of the property

- Old Farm Road – 1920. Was originally the road to an old farm.
- Opoia Street – named by landowner, Dr AS Brewis in 1909. It is understood it was a reference to the original Opoia Pa.
- Palmer Street – named in 1906 by Harry Lewis Hardly, the landowner, for F J Palmer, City Engineer
- Peachgrove Road – one of Hamilton's earliest formed roads, originally surveyed in the 1879 Crown Grant survey and identified as Peach Road after a grove of peach trees that grew in the vicinity that is now the block between James and Frances Street.
- Piako Road – first identified in the 1879 Crown Grant survey map.
- River Road – first identified in the 1879 Crown Grant survey map.
- Pinfold Avenue – 1950 by Housing Corporation and Council, after Mr France Dewsbury Pinfold, councillor, and mayor (1931-33)
- Plunkett Terrace – originally named Whitaker Street, renamed in 1939 by Housing Corporation and Council after the 1904-1910 Governor-General Rt. Hon. Lord Sir William Lee Plunkett.
- Riro Street – named in 1909 after Dr Brewis' daughter, Anne Riro Margarita Brewis.
- Sale Street – named 1913 by owner, H Paltridge
- Searancke Place – named in 1948 by Housing Corporation and council, probably after William Searancke.
- St Olpherts Avenue – named after the saint St Olpherts in 1911 by landowner RF Sandes (Borough Councillor in 1881; 1887-88 and 1891-1900)
- Riverview Terrace – This road was formed from the realignment of an existing road in the 1950s. The original road, Flo Street formed in the 1940s became part of Riverview and Tamihana Avenue. Riverview was the name of Andrew Casey's estate, the original landowner. [out of order]
- St Winifreds Avenue – named by landowner Mrs Winifred Watt in 1911.
- Stanley Street – named in 1916 by the Primrose Estate in remembrance of Stanley Primrose, killed in WWI
- Thames Street – first identified in the 1879 Crown Grant survey map. Named by A Primrose, the owner of the property, in 1879 and made official in 1915; assumed to have been named after the River Thames in England
- Strowan Avenue – named in 1938 by owners AR & BM Clarke.
- Tamihana Avenue – named in 1937, part of the overall Andrew Casey's estate after Maaori Chief, Wiremu Tamihana.
- Te Aroha Street – was named by civic leaders in 1879 after Mt Te Aroha.
- Tranmere Road – named in 1948 by the Housing Corporation and council.
- Treloar Street – named in 1965 by the Housing Corporation and council, possibly after former council member, J Treloar.
- Union Street – named by J Primrose in 1910
- Verel Street – named in 1920 by owners, H Winter and ER Partington.
- Von Tempsky Street named in 1906 after Major VF von Tempsky
- Warr Street – named in 1916 after the Warr Family by Ada Warr
- Wellington Street – 1864 crown grant, named after Duke of Wellington, Arthur Wellesley.
- Wesley Court - no documentary evidence of the name.
- Whyte Street – named after JB Whyte who was mayor in 1878-79 in 1909 by a Miss Mary Jane Hardley
- Wilson Street – named in 1923, by owner Lovegrove and Waters, possibly after Eben Wilson, the first headmaster and founder of Hamilton High School.

- Winter Street – named in 1920 by H Winter
- Wiremu Street – named in the 1950s by the Housing Corporation and council, possibly after Wiremu Tamihana.
- Woodstock Road – named in 1937 by the owner, Isabella K Farrer
- Young Street – named by the New Zealand dairy Association in 1910 to acknowledge Sir Alexander Young, Hamilton dentist and former mayor.

Cultural and Recreation

Places of Worship – Methodist, Church of England (Anglican), Presbyterian and Roman Catholic established churches soon after the settlement in 1864:

- St Mary's Roman Catholic Church on Clyde Street opened in 1877 and the Convent in 1885. St Mary's Roman Catholic Church 1912 –It was rebuilt in 1975 and became the Cathedral of the Blessed Virgin in 1980.
- St Aidens Anglican Church on the corner Thames and Heaphy – land on the southern side of the intersection was bought by the St Peter's Vesty in 1920s from J Primrose and the concrete hall, opened in 1922. In 1948 the Vestry purchased land on the northern side of the intersection and built a new church building that opened in 1956.
- St Andrew's Presbyterian Church on the corner of Te Aroha Street and River Road – was opened in 1914. An earlier church was built in 1867 on Grey Street.
- St Johns Methodist Church on the corner of Grey and Wellington Street in 1910; this building was demolished, and a new church building opened in 2007
- St Columba's Church opened 1930
- Knox Presbyterian Church hall established in 1933 and rebuilt on Albert Street in 1957.
- Jehovah's Church Hall built in 1972 on Cook Street.
- Hamilton Jamia Masjid Mosque and the Waikato Muslim Association established at the corner of Heaphy and Boundary Road in 1990s.

Open Spaces-

- Steele Park - The main open space area, first named 'Sydney Square' was cleared and fenced in 1865. The name referenced Sydney, Australia where a majority of the 4th Waikato Regiment had enlisted. In 1868 it was reserved as a 'Public Square' and has actively been used since its formation, firstly for military activities and social gatherings and now for sport and community events. It was renamed Steele Park in acknowledgment of Captain William Steele in 1906. The large oak trees that exist today were planted in 1889 at the Silver Jubilee commemorating the militia settlement and early European settlers.³³ The park was levelled and grassed in the 1920s under the guidance of the Hamilton Domain Board
- Galloway Park – originally identified on Graham's 1864 survey plan.
- Memorial Park - named in 1920 was originally known as "Kowhai Park". It was used as a dump and there was a flax mill in the vicinity. Following the formation of the Hamilton Beautifying Society the area was cleared and trees planted. After WWI a Cenotaph was erected and further trees were planted in commemorate the Borough's fallen soldiers in 1926.
- Parana Park - The area, including a dwelling was gifted to the city by Mr George Parr in 1929 as a place for convalescent children. It was named after Mr Parr (d.1928) and Annie MacPherson (d.1927). In 1929 this park was linked to the adjoining Memorial Park.

³³ Hamilton East Heritage Trail, 2009

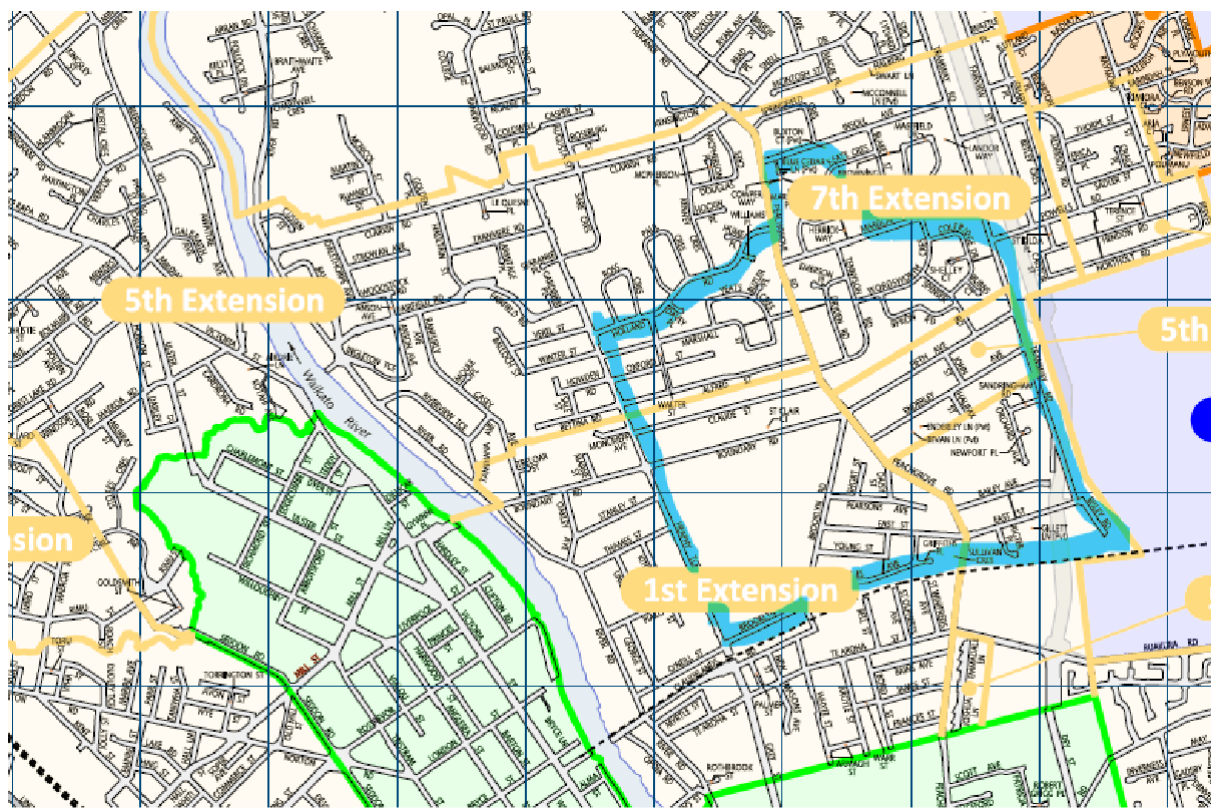
- Claudelands Bowling Club – indicated the Club started in 1918 on the site now occupied by the Church of Christ. In 1924 the Club built a clubroom and greens in Kitchener Street on the rear sections gifted to the club by H Clark and MR and MRs Clark. In the 1870s, this area was a source of sand and soil materials for the construction of the railway line. Until post WWII, this area was also shared with the Croquet Club, this club moving after WWII to Oxford Street. In 1952 the Indoor Bowling Club commenced.
- Jesmond Park - gifted to the Borough of Hamilton in 1929 by Dr AS Brewis.
- Wellington Street beach - was used in the early 1930s and reopened in 1950.

FIVE CROSS ROADS AREA PLAN

This Area Plan consists of:

- the eastern portion of the original Claudelands settlement between Heaphy Terrace and Peachgrove Road,
- a portion of the Fairfield area brought into the City with the fifth boundary extension in 1949.
- a narrow strip of land between Peachgrove and Tramway Roads, containing both Fifth Street and Enderley Avenue, also part of the fifth boundary extension; and
- a portion of the area directly north-east of the 1949 boundary, between Peachgrove Road and Betley Crescent, and Firth Street and Insoll Avenue that was brought into the city in 1959.

Figure 14: City Boundaries –Five Cross Roads Area Plan



Claudelands - first established from the 400-acre Claude Estate in 1877. This land was developed by FR Claude from the farmland, originally granted to Colonel William Moule, he had purchased.³⁴ This was a highly desirable residential area at this time. Many streets bear these developers names today. Some areas were developed in a piecemeal approach through individuals redividing sections, while other larger areas were more formally set out and sold as an estate. An example being the subdivision by John Primrose who subdivided his 9-acre farm.

In 1912, the Mayor of Hamilton, A E Manning, instigated the extension of the Borough boundary to incorporate Claudelands (Refer to Figure 12). In 1913 the farmland was subdivided into 19-

³⁴ Next Stop...Claudelands, page 13; and Frankton from Farm to Inner City, page 13

residential properties and three streets, one being Enderley Street, probably developed by Mr E Shoard.

Figure 15: 1864 survey SD201 – Colonel Moules section

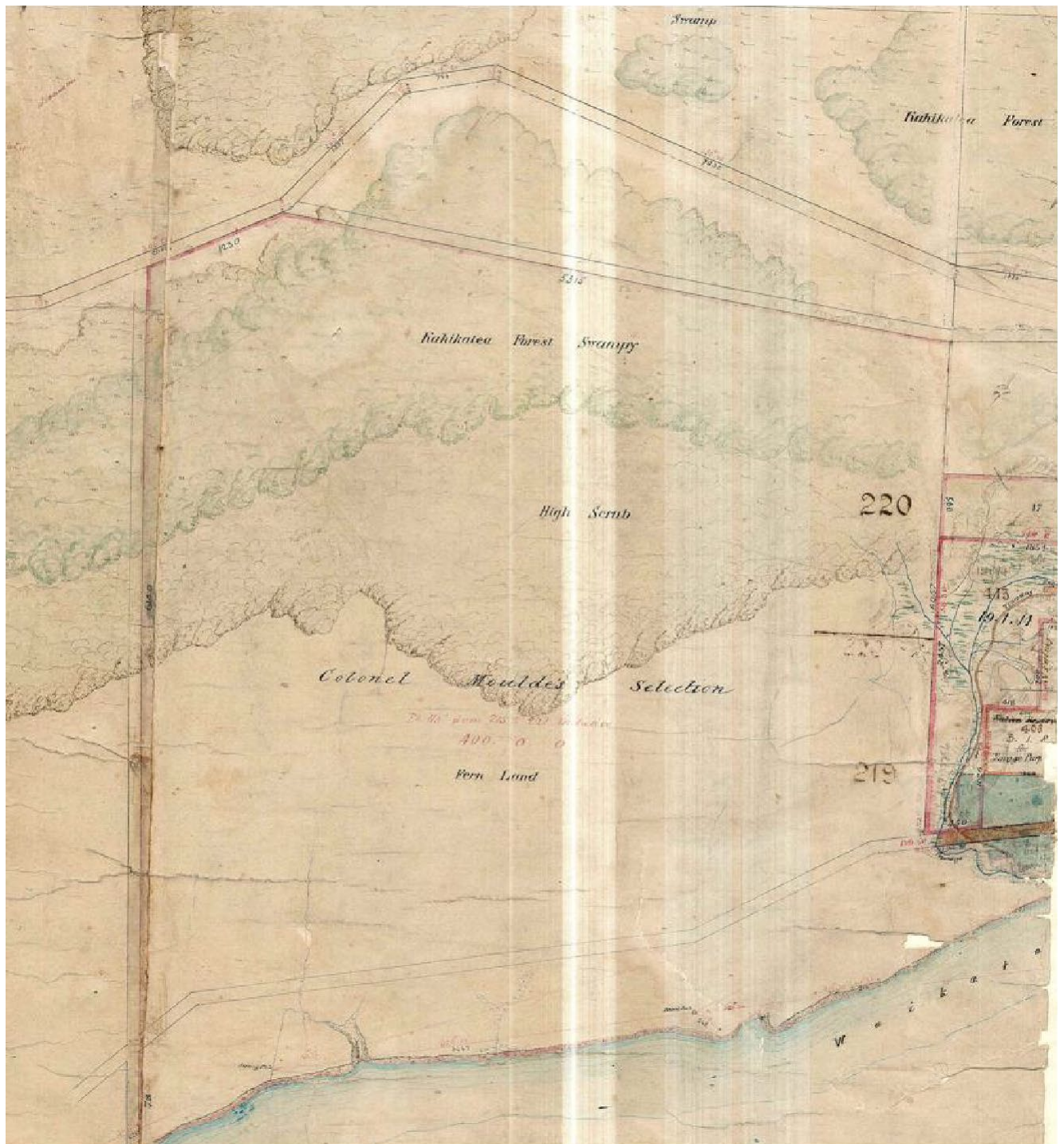
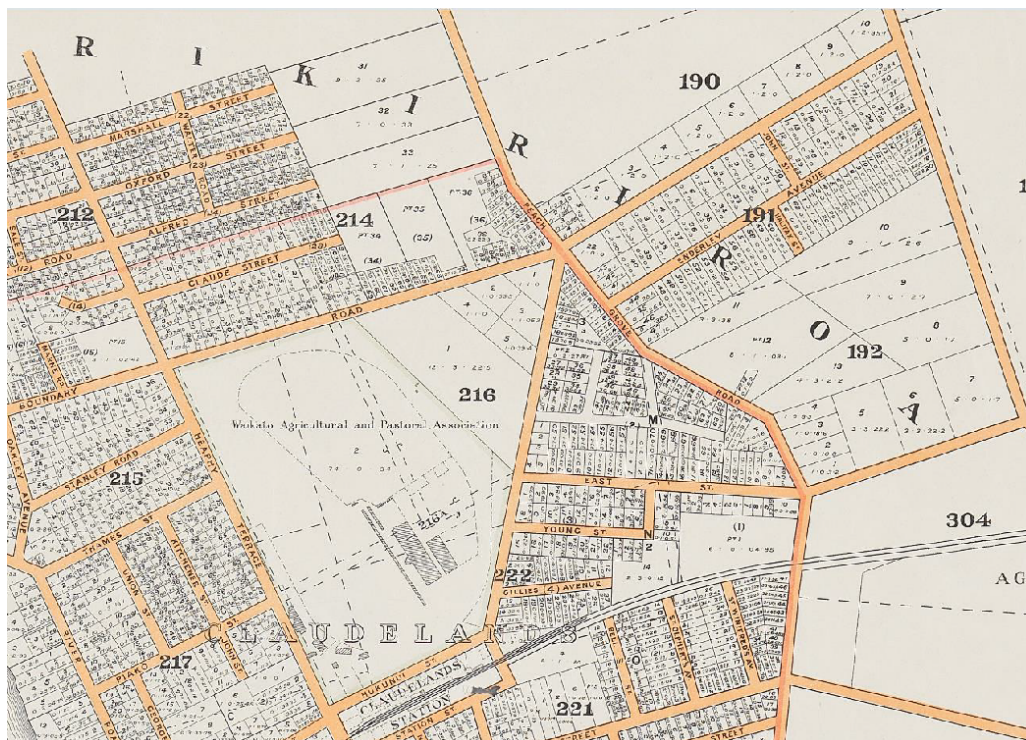


Figure 16: 1879 Township of Claudelands



Figure 17: 1927 Hamilton – section of Enderley



Fairfield/Enderley - In 1949 the fifth boundary extension brought the area between Alfred Street and Clarkin Road and Heaphy Terrace to Peachgrove/Hukanui Roads into the city. This area, like Claudelands had begun to be urbanised prior to being incorporated into the City. At the same time a smaller area was also included between the northern boundary of Southwell School and Fifth Avenue and Peachgrove and Tramway Roads. These areas experienced rapid development during the 1950s and 1960s, being an area that had extensive state housing estates.³⁵

Enderley/Fairfield Downs - A further boundary extension occurred in 1959 covering land to the east of Peachgrove Road up to Betley Crescent and north of the Railway line to Insoll Avenue.

These later boundary extensions already had 'built-up portions' that were contiguous with the city. They were incorporated into Hamilton on the decision of the Local Government Commission and following concerns by the Medical Office of Health regarding the need for these areas to have reticulated sewage systems to replace existing septic tanks; and because Waikato County could not provide the necessary sewage schemes for these developments because of their statutory authority.³⁶

In the 1950s the Government was the largest residential property developer, without the state housing construction programme during late 1940s and 1950s Hamilton would not have been able to provide the required housing.

State Housing areas in Five Cross Roads/Enderley:

- 1958 - Wordsworth Crescent and Yeats Crescent, named after the famous poets by the Housing Corporation and council
- 1959 - Council continued the theme of famous poets when naming the following streets:
 - Blake Street,
 - Browning Way,
 - Burns Court,
 - Byron Road,
 - Coleridge Drive,
 - Cowper Way,
 - Dryden Road,
 - Eliot Street,
 - Emerson Place,
 - Keats Crescent,
 - Marlowe Place,
 - Masfield Drive,
 - Shakespeare Avenue,
 - Shelley Court,
 - Spenser Road,
 - Tennyson Road.

³⁵ Astride the River, page 238

³⁶ Astride the River, page 234

Figure 18: 1974 Cadastral of Claudelands and Enderley

(<https://heritage.hamiltonlibraries.co.nz/objects/23728/hamilton-east#&gid=1&pid=1>)



Original Housing styles in this Area Plan

The first dwellings were recorded as timber cottages, some with dirt floors. The main timber used was from local kahikatea. However, as this timber was prone to native borer few of those dwellings survived.³⁷ Those that did survive were built of imported timber like kauri; and from 1900 rimu and matai from the lower Waikato areas were being milled which provided quality timbers. Local materials were also used, brick making and later Huntly Brick in the 1920s -1950s. The house styles can be categorised as follows:³⁸

- 1880-1905 - Late Victorian
- 1895-1915 - Bay Villa
- 1905-1920 - Federation
- 1905-1930 - Workers Housing

³⁷ The Houses of Hamilton, W Kellaway, page 2

³⁸ The Houses of Hamilton, W Kellaway, page 3

- 1877-1930 - Railway Housing
- 1910-1935 - Bungalow
- 1930-1950 - Art Deco/Spanish Mission
- 1935-1960 - State Housing

Education

- Fairfield Primary opened in 1919, at that time it was located in the Waikato County.
- Southwell School, an independent co-ed Anglican school (Year 1-8) was founded in 1911 as a private boy's school. It relocated to the existing site in Peachgrove Road in 1921. The Chapel was built in 1923. Girls were allowed to enrol in 2000.
- Fifth Avenue School opened in 1956 and renamed and repurposed as Hamilton's first reo kura Kaupapa, Te Kura Kaupapa Maori o Te Ara Rima, in the 1980s.³⁹

Commercial

- Five Cross road business area started to be established in the early 1920s with the Morris Stores and Motors (now MacDonalds)
- Five Cross Road Post Office opened 1958, and the Enderley post office in 1977
- Fairfield Buildings constructed 1924 (eastern side of Heaphy Terrace)
- Motor/Garage established in 1920s (corner of Heaphy and Oxford Street)

Transportation

After the line was extended to the eastern side of the River, the Claudelands Railway Station opened in October 1884. This line linked Hamilton to Ruakura, Morrinsville, Cambridge and later Waihi, Rotorua, and Thames. The railway Station started life as the 'Hamilton East Station', then renamed 'Kirikiriroa Station' and then in 1913 known as the Claudelands Station. The station and its rail sidings were actively used by passengers and by local firms for sending and uploading goods. The Station building was destroyed by fire in 1987 and the station as a rail siding closed in 1991.

Original /Key roads in the Claudelands section of the Hamilton East Area Plan and what/who they represent:⁴⁰

- Alfred Street – was named by R H Coombs, the owner of the property in 1940 after the original landowner Alfred William East who owned the property between 1864-1884).
- Bailey Avenue – named by LM & LP Roach, possibly after Waikato District Councillor, JP Bailey.
- Boundary Road – identified on the 1879 Crown Grant survey map: being the actual boundary between Claudelands and Hamilton East. It was not deemed a legal road until 1928.
- Brooklyn Road – originally known as Hukanui Street, being renamed Brooklyn in 1959 by Council Special Order. It is understood a Mr McGudex/ Mr McGuder suggested Brooklyn to reference an old house named 'Brooklyn Farm'.
- Butler Place – named in 1962 by the Housing Corporation and council as part of the famous poets area (William Butler Yeats).
- Claude Street – named in 1917-1918 by FR Claude, developer of the 1879 Claudelands settlement from 354 acres he had purchased from AF East's estate.
- Daisy Street – named by the Pearson Brothers in 1924.

³⁹ <https://www.teaomaori.news/wharekura-tainui-kura-kaupapa-after-30-years>

⁴⁰ Next Stop....Claudelands, page 16 and Hamilton Central Library staff resources

- Davey Place – named by Housing Corporation and council in 1949 after EJ Davey, Hamilton business owner and councillor.
- East Street – named to acknowledge Captain Alfred William East of the 1864 Waikato Regiment in 1920. Captain East was the original owner of the area known as Claudelands.
- Enderley Avenue – first formed in 1913 and named Muriel Street by the landowner, Mr Shoard; was renamed Enderley in 1915.
- Fifth Avenue – named in 1913 by owner Mr F Cooper-Smith.
- Gillett Lane – no documentary evidence of the name.
- Gillies Avenue – named in 1919 by Hamilton lawyer, Harvey Gillies, the owner of the property to acknowledge the Gillies Family, prominent Claudelands family.
- Halifax Street – named by Mr Shoard in 1915.
- Heaphy Terrace – named for Major Charles Heaphy VC, 1860s soldier and surveyor
- Holland Road – named in 1949 by the Housing Corporation and council after the Rt Hon. Sir Sidney Holland, former Prime Minister
- John Street – named in 1913 by Mr F Cooper-Smith.
- Mardon Road – named by J Primrose in the 1920s-1930s.
- Marshall Street – named by the Housing Corporation and council in the 1950s, possibly after the first European settler in the Waikato, Charles Marshall
- Orchard Avenue – named in 1986 by JA Roach and Casey, landowners. Named after a former orchard of WJ Morrows.
- Oxford Street – named in 1921 by John Paterson, the owner of the property
- Peachgrove Road – one of Hamilton's earliest formed roads, originally surveyed in the 1879 Crown Grant survey and identified as Peach Road after a grove of peach trees that grew in the vicinity that is now the block between James and Frances Street. This is also the location of a portion of Te Ara Rewarewa, an original Maaori walking track that linked the Waikato River (Hamilton Gardens) to Rototuna, linking multiple Paa, Maara Kai and Kainga.
- Pearsons Avenue – named in 1924 by the Pearsons brothers, who owned the property. The Pearsons Family established the Pearsons Sandsoap factory in Cook Street
- Rigger Place – no documentary evidence of the name.
- Sandringham Road – named in 1968 by JA Roach, the owner of the property, possibly after the Auckland suburb of Sandringham.
- Short Street – named in 1924 by the Pearson Brothers, owners of the property.
- Walter Street – named in 1940 by RH Coombes, the owner of the property.
- Williams Place – Named in 1950 by AR Priest after the original owner Mr Williams.
- Young Street – named in 1910 by the New Zealand Dairy Association, the owners of the property, after Sir Alexander Young, Mayor 1909, Member of Parliament 1911 – 1935

Cultural and Recreation

Claudelands Showgrounds/Claudelands Event Centre - In 1886 the area was owned by Mr Derham, Auckland who had started to subdivide the area; Charles Osmond, acting for Mr Derham negotiated the lease of 97 acres adjoining the Kirikikirua Railway Station from the Government to a group of

Hamilton residents known as the 'Claudelands Syndicate'.⁴¹ This syndicate first rented then purchased the site.⁴² The Syndicate then leased the land to the South Auckland Racing Club.

In 1887 a grandstand in Cambridge (built in 1878 for the Cambridge Jockey Club; now scheduled in the 2017 ODP) was relocated to these grounds, a track formed, and the first race meeting held in 1888.

In addition to the racecourse was an area of approximately 15 acres of native bush (Now known as Te Papanui, Jubilee Bush, or Claudelands Park).

The site was also used by the Waikato A&P Agricultural and Pastoral Show.

As a result of a financial down-turn in the 1880s and 1890s the Syndicate sold the site to Mr John Gordon. In 1902 the site was offered to the Borough, but the Council declined the opportunity.⁴³ During 1902-1903 the Waikato Agricultural & Pastoral Association took over the management of the site.⁴⁴ At the same time the Racing Club sold their interests in the racecourse to the Waikato Trotting Club.

During the early 1920s, while the Racing Club relocated to Te Rapa the site continued to be used by the A&P, gymkhanas, Polo Association, greyhound racing and Hamilton Motorcycle Club.

During WWII, the Showgrounds were used for military purposes.

The Claudelands Showground was also used for the first home representative games held in Hamilton until 1926, when Waikato Rugby relocated to the western town belt to be known as Rugby Park.

In 1967 the Waikato Winter Show Association relocated from Ward Street to the Claudelands Showgrounds and built three large halls.

In the 1990s Hamilton City Council bought the site. Between 2007 and 2011 the site was extensively redeveloped: the racecourse was removed and the 1878 Grandstand relocated to the eastern side of the site and repurposed as a function centre; outdoor area redeveloped to provide recreational areas; and a purpose-built events and exhibition centre, designed by architectural firm Chow: Hill was built to host music, entertainment, sporting, and corporate events.

Te Papanui / Jubilee Park/ Claudelands Bush - This area was first identified on the 1864 map of Hamilton surveyed by WA Graham. This area, located on the northern boundary of Hamilton East was identified as a kahikatea forest and swamp. Some of the trees were milled by the 4th Waikato Regiment for the construction of early housing.

The area was gifted to the Borough by the Waikato A & P Association in 19227. Today, this is the only remaining kahikatea stand, and the most substantial remnant of native vegetation in Hamilton.

⁴¹https://paperspast.natlib.govt.nz/newspapers/WT19280211.2.112?items_per_page=10&page=6&phrase=2&query=Claudelands+Syndicate&snippet=true&sort_by=byDA

The members of the Syndicate: WA Graham, G Edgecumbe, S McLernon, WM Hay, W Cussen, TG Sandes, WF Bell, J Knox, CJW Barton

⁴² <https://claudelands.co.nz/spaces/about/our-history/>

⁴³https://paperspast.natlib.govt.nz/newspapers/WT19280211.2.112?items_per_page=10&page=6&phrase=2&query=Claudelands+Syndicate&snippet=true&sort_by=byDA

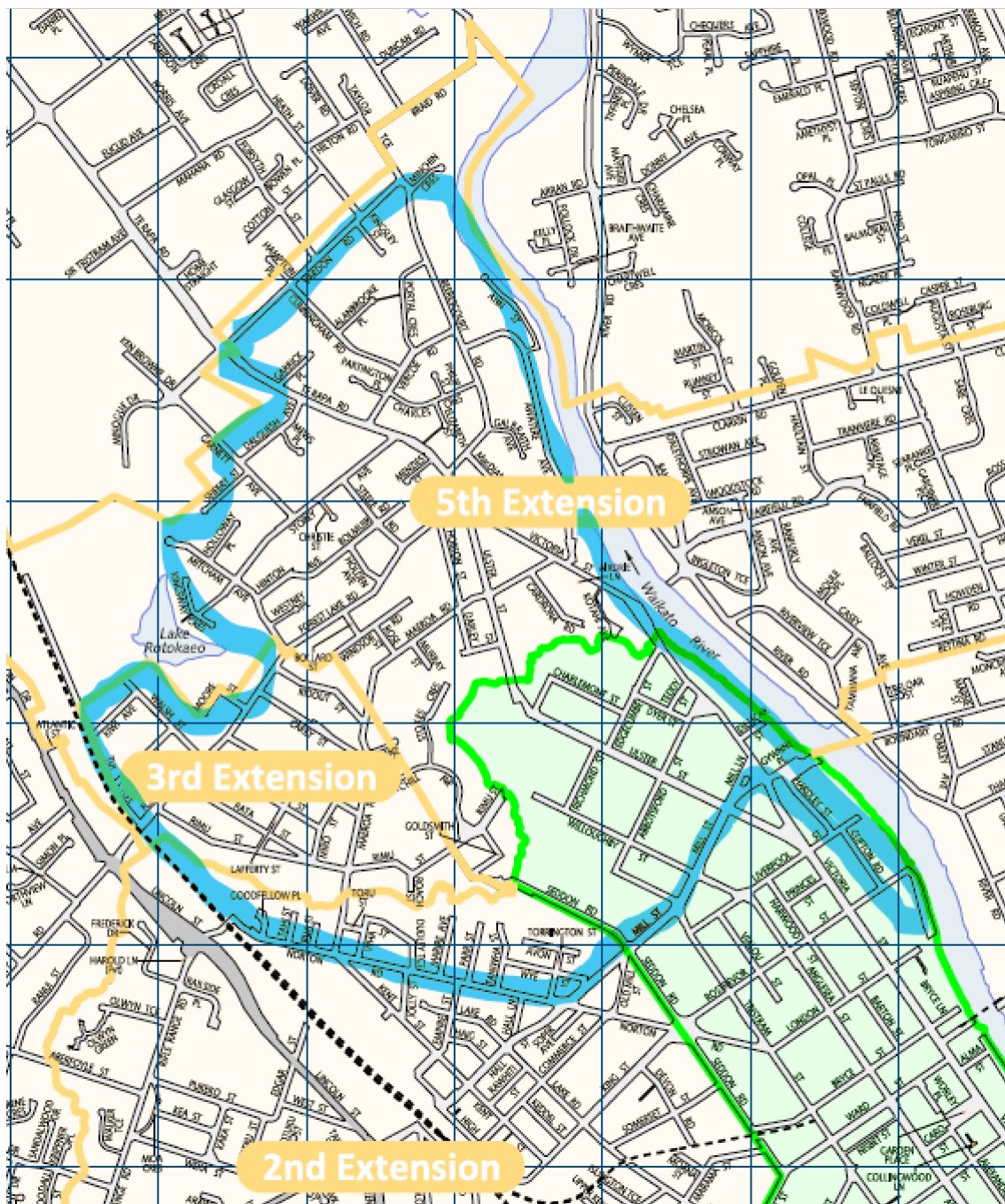
⁴⁴https://paperspast.natlib.govt.nz/newspapers/WAIGUS19021006.2.19.6?items_per_page=10&page=6&phrase=2&query=Claudelands+Syndicate&snippet=true&sort_by=byDA

NORTH OF CENTRAL CITY AREA PLAN

This Area Plan consists of:

- the 1864 original settlement known as Hamilton West,
- the northern portion of the 1877 settlement of Frankton (second extension).
- Maeroa, brought into the Borough in 1925; and
- the north-western portion (Beerescourt) of the fifth boundary extension in 1949.

Figure 19: City Boundaries – North of Central City



While outside the Area Plan boundaries, Forest Lake, *Rotokaeo* is an important feature of the area to note. It was named by Dr Carey who was a surgeon for the 4th Waikato Regiment. Dr Carey's 400-acre land grant extended from the lake south to Frankton Junction, and west to what is now

Newcastle Road. This area and another owned by JF Vercoe would later be subdivided to form the settlement between Forest Lake Road and Maeroa Road. Mr Vercoe named many of the roads in this area after NZ native trees.

Sections in this area were being formed as early as 1910 as the development of the 'Maeroa Estate'. While located in Waipa/Waikato Counties these areas were connected to both Frankton and the Borough by a bridge over the Maeroa Gully. The bridge was built by the owners of the Maeroa Estate under the agreement of the Frankton Town Board in 1912. This bridge collapsed in 1930 and was replaced with a culvert to pipe the Waitawhiriwhiri Stream to the River. These works included the construction of an earth embankment using soil from the Garden Place Hill. Maeroa and Forest Lake were brought into Hamilton Borough in 1925.

in 1913, the suburb of Whitiora was established between the eastern side of Maeroa Gully and the western bank of the Waikato River.

The area of Beerescourt was established on land from the western bank of the Waikato River to Great South Road (now Te Rapa Road) that had been allocated to Captain GB Beere in 1864. It was also part of the fifth boundary extension, was already being developed, and this area and its residents had strong connections with Hamilton.

Many residents of Beerescourt worked in Hamilton, their social and cultural activities occurred in Hamilton, the area was part of the area protected by the Hamilton Fire Board and Hamilton already supplied drinking water to these properties. However, both the Council and these residents resisted the amalgamation: the city already had land for expansion within its existing boundaries; and the residents because of the lower rating costs.⁴⁵ It was the decision of the Local Government Commission to extend the city's boundary and provide the area with a reticulated sewage system and replace the existing septic tanks on each property for health reasons.⁴⁶

Figure 20: 1927 boundaries – North of Central City Area Plan



⁴⁵ Astride the River, page 236

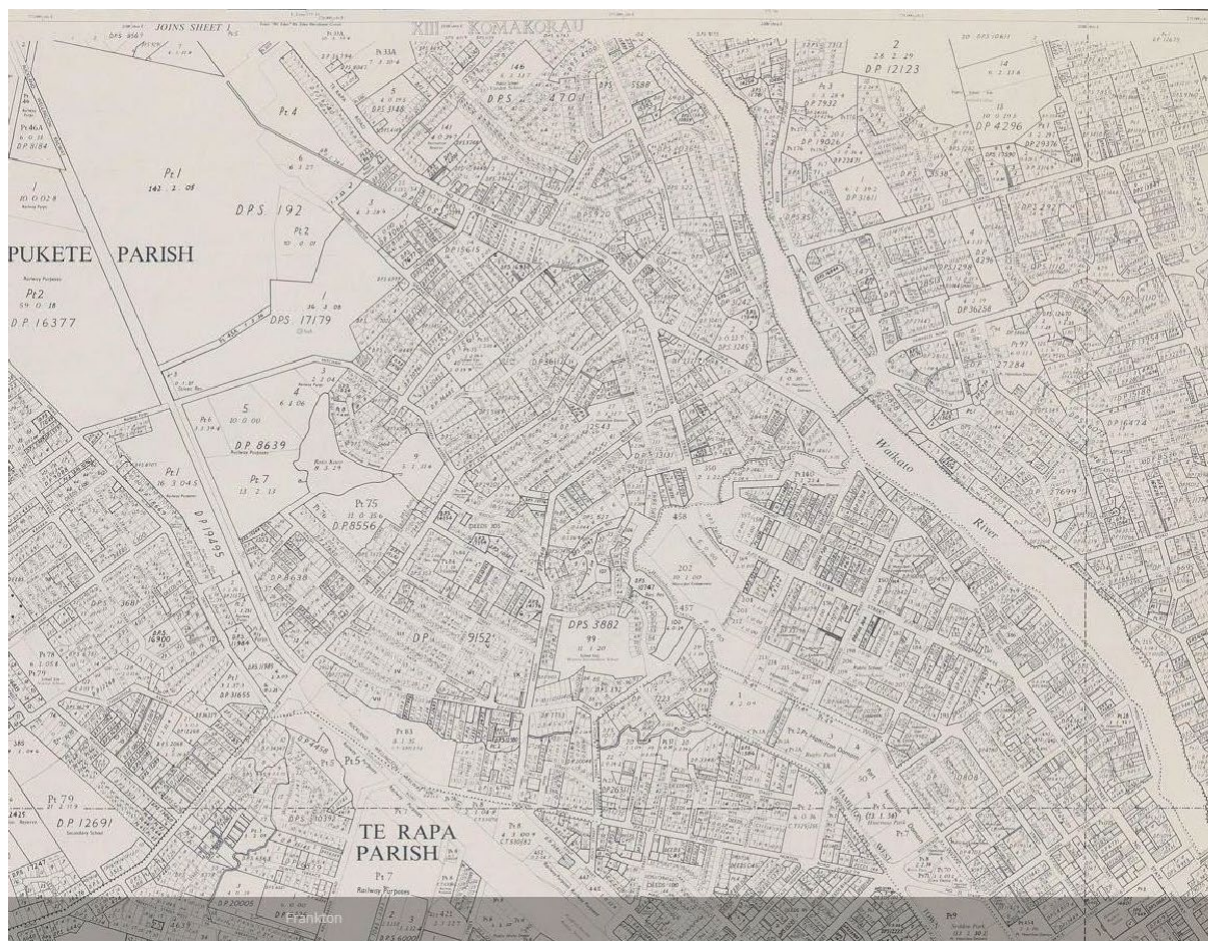
⁴⁶ Astride the River, page 234

Laurenson Settlement – a group of nine houses built in Forest Lake Road as workers' dwellings between 1914 and 1916, under the Workers Dwellings Act 1910. A further two houses were built in 1920-21. The houses were built for applicant purchasers and were designed by Woburn Temple, a Department of Labour Staff Architect.⁴⁷

State Advances Housing - within this area after WWII houses were built by State Advances to accommodate homecoming servicemen and their families. These houses were located on Denz Street, Churchill Avenue.

Figure 21: 1974 Cadastral Forest Lake, Maeroa, Whitiora, Beerescourt

(<https://heritage.hamiltonlibraries.co.nz/objects/23729/frankton#&gid=1&pid=1>)



Original Housing styles in this Area Plan

The first dwellings were recorded as timber cottages, some with dirt floors. The main timber used was from local kahikatea. However, as this timber was prone to native borer few of those dwellings survived.⁴⁸ Those that did survive were built of imported timber like kauri; and from 1900 rimu and matai from the lower Waikato areas were being milled which provided quality timbers. Local

⁴⁷ HCC Built Heritage Inventory, H56

⁴⁸ The Houses of Hamilton, W Kellaway, page 2

materials were also used, brick making and later Huntly Brick in the 1920s -1950s. The house styles can be categorised as follows:⁴⁹

- 1895-1915 - Bay Villa
- 1905-1920 - Federation
- 1910-1935 - Arts & Craft/English Country
- 1905-1930 - Workers Housing
- 1877-1930 - Railway Housing
- 1910-1935 - Bungalow
- 1930-1950 - Art Deco/Spanish Mission
- 1935-1960 - State Housing

Due to the extensive commercial development of the central area of the original Hamilton West since 1920s, many of the original dwellings have gone.

Education

- Whitiora School opened in 1919.
- Forest Lake Primary School was opened in 1926, taking pupils from both Maeroa, Frankton and the surrounding area.
- Maeroa Intermediate School, the first intermediate school in the Waikato was opened in 1954. This was also the first state school since Forest Lake Primary in 1926.
- Vardon School, a coeducation primary school opened in 1956.

Commercial

Majority of Hamilton's visitor accommodation (motels) located along Ulster

Commerical nodes in Victoria Street/Ulser Street; Maeroa Road; Forest Lake dairies

Transportation

Bridges (in order of construction):

- No.1 Bridge constructed as part of the extension of Great South Road built in 1866 by the 4th Waikato. This is now a culvert over Waitawhiriwhiri Stream travelling north on Victoria Bridge just before the traffic lights onto Fairfield Bridge.
- The second traffic and pedestrian bridge built was the Fairfield Bridge, built by Caesar Roose, and opened in 1937.
- Whitiora Bridge, connecting Mill Street and Boundary roads was opened in 1978.

Roading –

- Abbotsford Street – identified on the 1864 Crown Grant survey map.
- Alanbrooke Place – named by the council in the 1950s after Field Marshal Alan Francis Brooke, 1st Viscount of Brookeborough and Chief of the Imperial General Staff for much of WWII.
- Ann Street – was named by the subdivider, EJ Mears in 1953.
- Anne Way – was named in the 1950s by the council after Her Royal Highness Princess Anne.
- Avon Street – was named in 1923 by the owners of the property, Cooper Edgecumbe and JW Edgecumbe.

⁴⁹ The Houses of Hamilton, W Kellaway, page 3

- Awatere Avenue – named in 1951 by the NZ Insurance Company. Awatere means swift river.
- Beerescourt Road – was originally formed on the Beeres Fort farm in 1870, owned by Captain G Beere of the 4th Waikato Regiment. It was formally named Beeres Road in 1900 and later changed to Beerescourt by special order of Hamilton City Council.
- Bollard Street – possibly named after Raglan MP, RF Bollard.
- Bolmuir Road – named in 1949 after the owners of the property RJ Bollard and a man with the last name of Muir.
- Boundary Road – identified on the 1879 Crown Grant survey map: being the actual boundary between Claudelands and Hamilton East. It was not deemed a legal road until 1928.
- Cardrona Road – named in 1938 by the owners of the property, AW Beveridge and DJ Gurnell.
- Carey Street – was named in 1920 by FB Jolly to acknowledge Dr John Carey a pioneer settler who had lived in the Forest Lake area.
- Charles Crescent – named in 1951 by the Housing Corporation to follow their adopted theme of naming streets after the Royal Family.
- Charlemont Street – was named in 1864, possibly after the Irish statesman, James Caulfield, 3rd Earl of Charlemont.
- Churchill Avenue – was named in 1947 by the Housing Corporation and council after Sir Winston Churchill. Churchill Avenue was originally part of Orakau Street
- Clifton Road – was originally named Little London Street. In 1913 the name was changed to Clifton Road, possibly after Mr E Clifton, the first supervisor of the Ruakura Experimental Station
- Cunningham Road – was named in 1956 by the Housing Corporation, possibly after the British Admiral, 1st Viscount Andrew Browne Cunningham
- Dalgliesh Avenue – was named in 1921 by the owners of the Hamilton Racing Club after Mr Dalgliesh, a member of the old coach driving firm who also ran the Horse Bazaar c1900
- Darley Street – this street was originally named Allen Street in 1918 by New Zealand Home Builders Ltd and Waipa County Council. As this name was the same as a street in Frankton, it was changed to Darley Street at a citizen's meeting in 1939. No reason was given for choosing the name
- Denz Street was named after Mr Arthur John (Jack) Denz in 1946. Mr Denz worked for the Railway, was a Union President in the late 1920s, was a Councillor between 1923-1938 and 1944-1965. He was the Chairman of the Frankton Library Committee, President of the Frankton Rugby Club, a Justice of the Peace, and he laid the Municipal Chambers Foundation stone in 1959.
- Dillicar Street – was named after Hamilton Borough and City Councillor, WW Dillicar in 1940.
- Dudley Terrace – was named in 1907 by the landowners, the Jolly family, after their son Dudley
- Dryer Street – was named in 1913.
- Edgecumbe Street – was first named Lower Mount Street in 1913; it was renamed Edgecumbe Street in 1923 after George Edgecumbe, a member of the Borough and City Councillor and Mayor (1899-1901).
- Elizabeth Street – named in 1951 by the Housing Corporation and council to follow their adopted theme of naming streets after the Royal Family.
- Empire Street – was named in 1907 by the landowners, the Jolly family.
- Forest Lake Road – named in 1910 by Dr Carey, the owner of the property, after his homestead "Forest Lake".
- Galbraith Avenue – was named in 1951 by the joint owners of the land, AB Galbraith, AJ Flatt and ME Vautier.

- Garnett Avenue – had originally been named Brookfield Avenue in 1912 by the owners of the property, the Hamilton Racing Club. This was later changed to Garnett Avenue in 1941.
- Garrick Place – was named in 1948 by the owner of the property, LE Crockett.
- Gwynne Place – named in 1913 by the council after the Gwynne family. Mrs Gwynne owned a hotel in Hamilton and Mr Gwynne was a member of the Hamilton Borough Council.
- Hall Lane – no documentary evidence of the name.
- Hamilton Parade – no documentary evidence of the name.
- Hardley Street – was named in 1911 by the Hardley family, owners of the property
- Hinau Street – named by JF Vercoe in 1913. This street and those surrounding it were named after native trees of NZ.
- Hinton Avenue – was named in 1949 by BR Marx, the owner of the property, after Mr T Hinton, a former chairman of the Waikato County Council
- Hobson Street – was named in 1917 by NZ Home Builders Ltd, the owners of the property, after the early Governor, William Hobson
- Holden Avenue – was named in 1948 by P Bollard and Mr Muir, the owners of the property. MJ Holden was an old Hamiltonian
- Holland Road – named in 1949 by the Housing Corporation and council after the Rt. Honourable Sir Sidney Holland, former Prime Minister.
- Holloway Place – was named in 1961 by the owners of the property, Holloway Farms Ltd
- Huia Avenue – was originally named Corey Street in 1912 by JW Walsh, the owner of the property. The council later changed this to Huia Street in 1937 to follow the theme of naming streets in this area after native birds
- Kingsley Street – was named in 1959-60 by FW Danrell, the owner of the property, after his nephew, Kingsley Danrell
- Kingsway Crescent – was named in 1951 by Kingsway Homes Ltd, the owners of the property
- Kiwi- Avenue – was originally named Herries Street in 1912 by JW Walsh, the owner of the property. The council later changed this to Kiwi Street in 1937 to follow the theme of naming streets in this area after native birds
- Kotahi Avenue – originally a private drive named in 1920 by S Livingstone who owned the property.
- Lafferty Street - named by JF Vercoe in 1913, the owner of the property after Mr Charles Lafferty, Hamilton Borough Councillor.
- Liverpool Street – was named in 1895.
- Longford Crescent – no documentary evidence of the name
- MacDiarmid Road – was named in 1947 by the owners of the property, HJ Williams, LG Williams and PE Beggs after their solicitor CL MacDiarmid
- Maeroa Road – was named in 1913 by JF Vercoe, the owner of the property, after the suburb, Maeroa
- Marire Avenue – was named in 1937 by the Housing Corporation and council after the Maori religion, Poi Marire
- Matai Street – was named in 1913 by JF Vercoe, the owner of the property. All of the streets in this area were named after native trees
- Menzies Street – was named in 1954 by the owners of the property, EJ and WS Menzies
- Mill Lane – was named in 1977 by the council because it runs parallel to Mill Street
- Mill Street – got its name because there used to be a flax mill there
- Miro Street – was named in 1913 by JF Vercoe, the owner of the property. Other streets in this area were named after native trees

- Mitcham Avenue – was named in 1909 by JW Walsh, the owner of the property
- Murray Street – was named in 1918 by the owners of the property, NZ Home Builders Ltd
- Norton Road – originally a crown grant and named Whatawhata Road from Tristram Street to the railway line because it led to the Maaori settlement at Whatawhata. It was renamed in the early 1930s. It was originally made of concrete.
- Old Mill Street – no documentary evidence of the name.
- Parr Street – was named in 1922 by the owner of the property, TH Mills
- Partington Place – was named in 1961 by the Housing Corporation and council after Edward Robert Partington, one of the early settlers in the area
- Philip Street – named in 1951 by the Housing Corporation and council to follow their adopted theme of naming streets after the Royal Family.
- Portal Crescent – was named in 1956 by the Housing Corporation and council, possibly after 1st Viscount Charles Frederick Algernon Portal, who served as Air Chief Marshal in the RAF during WWII
- Rata Street - named by JF Vercoe in 1913. This street and those surrounding it were named after native trees of NZ.
- Richmond Street – was originally named Cook Street
- Ridout Street – named in 1920 by the landowner Frank Jolly, possibly after a relative. Mary Beale's grandmother on the Jolly side had Ridout as her last name
- Rimu Street - named by JF Vercoe in 1913. This street and those surrounding it were named after native trees of NZ.
- Roach Street – was originally part of Dudley Street
- Rose Street – named in 1917 by owners New Zealand Home Builders Limited.
- Rostrevor Street – was originally named Rosstrevor Street
- Seddon Road – was named in 1911 by Frank Jolly, the owner of the property, after the former premier, the Hon Richard John Seddon
- Seifert Street – was named in 1960 by the owner of the property, Al Seifert
- Steele Road – was named in 1921 by the Hamilton Racing Club, the owners of the property, possibly after Captain William Steele
- Storey Avenue – was named in 1908 by the Hamilton Racing Club, the owners of the property, possibly after Arthur James Storey, member of the Waikato Agricultural and Pastoral Association and founder of the Farmers Co-op
- Taniwha Street – named in 1922 by TH Mills.
- Teddy Street – was named c1940-45 by the council after the councillor EJ "Teddy" Watkins
- Te Rapa Road – first formed in the early 1900s and originally known as Great South Road. Its name was changed in the 1950s.
- Torrington Avenue – was named in 1923 by Cooper and JW Edgecumbe, the owners of the property, after the township of Torrington in England
- Tristram Street – was originally named as Hinemoa Street in 1907. In 1965 the council changed the name to Tristram Street after the early Hamilton businessman and councillor, HE Tristram
- Tui Avenue – was originally named McKenzie Street in 1912 by JW Walsh, the owner of the property. The council later changed this to Tui Street in 1937 to follow the theme of naming streets in this area after native birds
- Ulster Street – was named in 1864
- Vardon Road – was named in 1908 by Mrs E Jackson, the owner of the property
- Vercoe Road – was named in 1936 by Minnie Barbara Vercoe after Mr GW Vercoe, an early landowner

- Victoria Street – the section of Victoria Street between Ulster and Mill was originally called Jersey Street and was an extension of Great South Road until 1913 when it was renamed Victoria Street and became an extension of Victoria Street to the south of Mill Road.
- Walsh Street – was named in 1912 by JW Walsh, the owner of the property
- Westney Place – was named in 1955 by LA Hyde, the owner of the property
- Willoughby Street – was named in 1864 after Lt. Willoughby Shortland
- Windsor Road – was named by the New Zealand Home Builders in 1917.
- Wha Street – was named in 1910 by JF Vercoe. Wha means four. There are four roads running parallel to Norton Road, and they are all named one to four in te reo.
- Wye Street – was named in 1923 by JW Edgecumbe, the owner of the property, after the Wye River which runs between England and Wales.

Cultural and Recreation

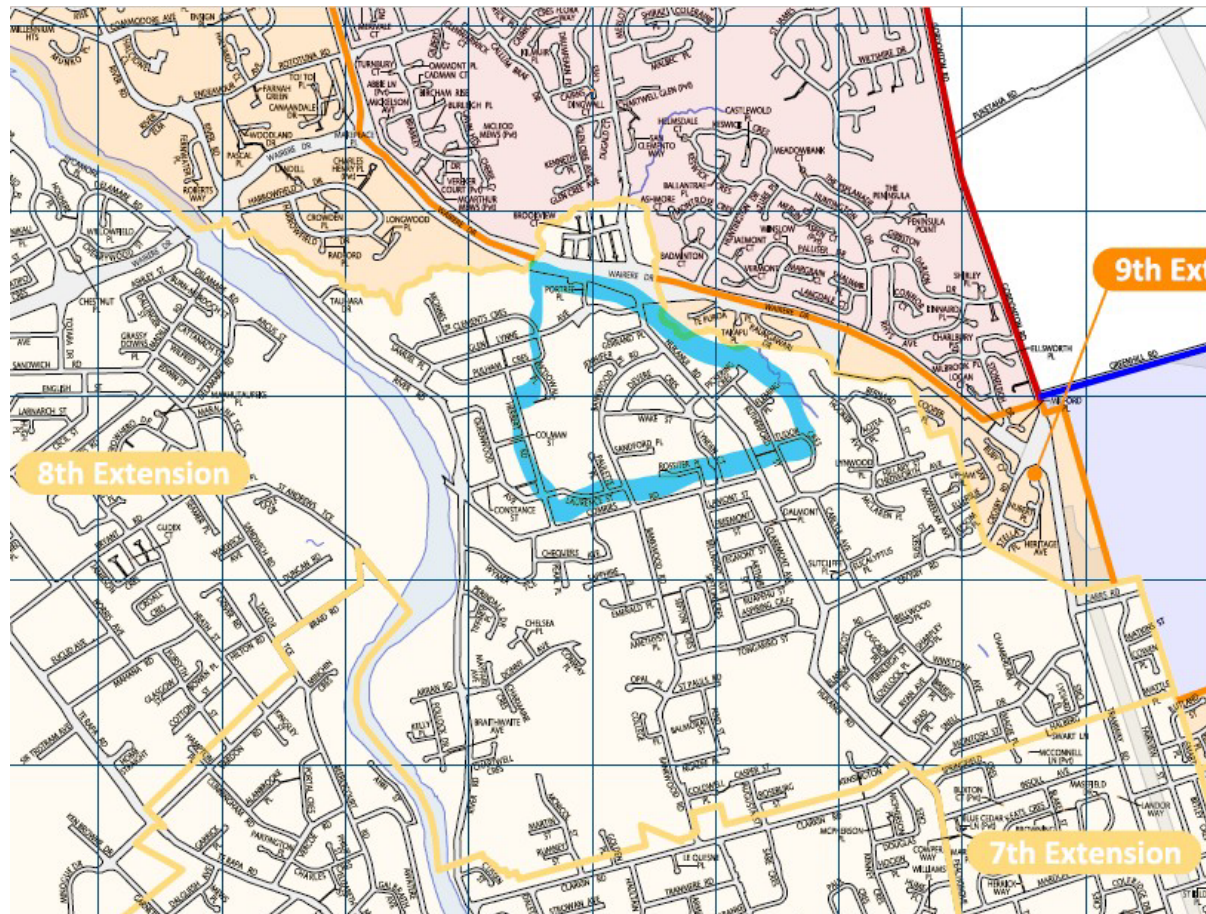
- Hamilton West Cemetery established in 1870
- Forest Lake Anglican Parish of Holy Trinity Church Hall, 16 Ridout Street dedicated in 1929.
- Forest Lake Anglican Parish of Holy Trinity Church, 87 Forest Lake Road, established in 1949.
- Waikato Stadium was officially opened in March 2002, on the site previously known as Rugby Park that had been established within the Town Belt in 1925.
- Hamilton Western Town Belt, including the parks: Willoughby, Edgecumbe and Beetham.
- From 1922 until 1973 the area now occupied by the Beetham Park was the Hamilton West dump, being bounded by the Cemetery, Waitahiriwhiri Stream and Ulster Street.

CHARTWELL AREA PLAN

This Area Plan is located in the north-eastern portion of the 2850-hectare landholding brought into the City in 1962, known as the 8th extension.

The area was first named Chartwell in 1958 after the country home of Sir Winston Churchill; and was formally defined as a suburb in 1974.

Figure 22: The City's boundaries – Chartwell Area Plan



In the late 1950s early 1960s Hamilton's population growth was occurring much faster than predicted and there was insufficient land for low-density suburban development demanded by the growing population.⁵⁰

While previously the City's boundaries had been extended to incorporate existing urban development on its boundaries with both Waikato and Waipa Counties, this time the expansion was to address these population/growth pressures. This was the first area Council could provide for the growing population within its boundaries instead of managing the effects of such population growth outside its boundaries.⁵¹ As a result of the 8th expansion of the City's boundaries, Council could plan the area's spatial development coherently and influence infrastructure supply.⁵²

⁵⁰ Astride the River, page 246

⁵¹ Astride the River, page 289

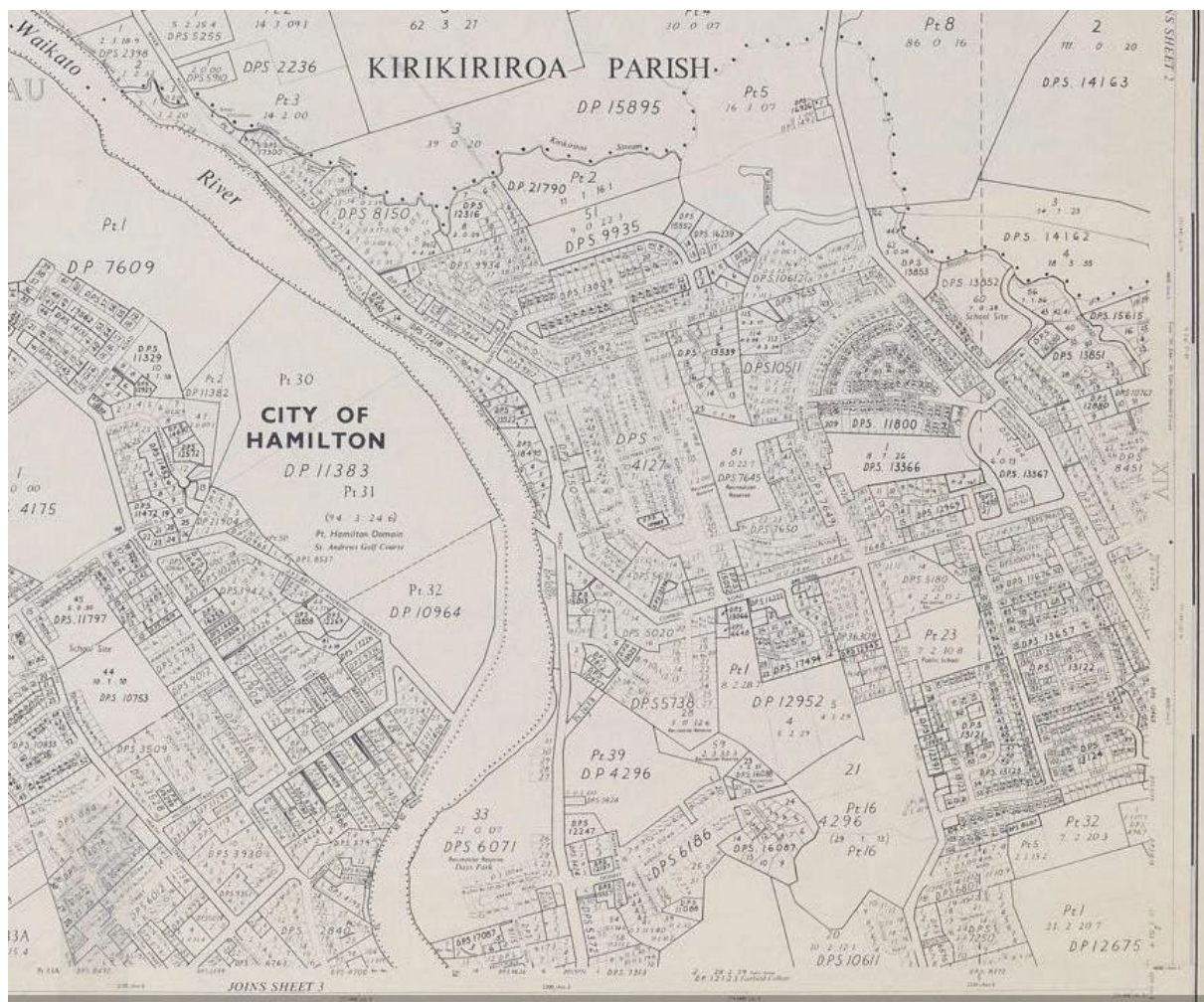
⁵² Astride the River, page 248

Chartwell, located on the north-eastern side of the River, north of Enderley was considered as the 'new and expensive' development area.⁵³ Between 1962 and 1975 it was estimated there was less than one-fifth of the land area remaining to develop (refer to Figures 23 and 24). Plunket opened a branch at Chartwell in 1969 and the Chartwell Fire Station was built in 1971.

The district planning rules prescribed the setbacks [is setbacks the right word?] and due to the reduction in section sizes (min section size was 694m² and two units could be built on a 925m² site) these minimum standards became norm resulting in uniformity as these standards were quickly utilised by developers; as a result, 'ticky-tacky' suburbs developed.⁵⁴ They were also described as 'Group Housing' subdivisions that lacked any sensitive planning.⁵⁵

Following the financial crash of the late 1980s the Group Housing/mass low-cost housing had stopped, and more medium/high priced individual houses were being built. Nevertheless, this did not improve the variety of buildings; 'uninteresting designs' and 'boring subdivisions' continued.⁵⁶

Figure 23: 1974 Cadastral (<https://heritage.hamiltonlibraries.co.nz/objects/23725/te-rapa#&gid=1&pid=1>)



⁵³ Astride the River, page 277

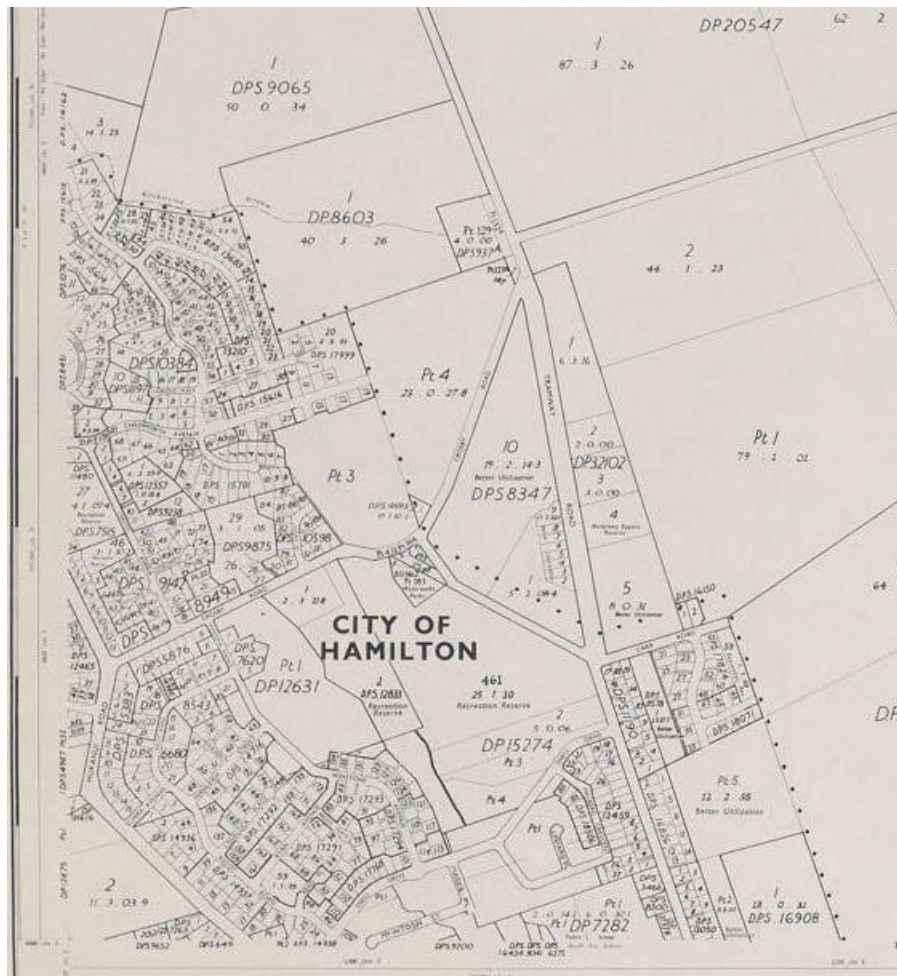
⁵⁴ Astride the River, page 292

⁵⁵ Houses of Hamilton, W Kellaway, page 8

⁵⁶ Houses of Hamilton, W Kellaway, page 8

Figure24: 1974 Cadastral

(<https://heritage.hamiltonlibraries.co.nz/objects/23730/puketaha#&gid=1&pid=1>)



Original Housing styles in this Area Plan

This area, originally farmed, may still have farmhouses but the majority are classified as either:⁵⁷

- 1935-1960 - State Housing
- 1960-1980 - Group Housing
- 1980 - Later Housing

Commercial

Chartwell Square opened in 1969 and the Chartwell Square Shopping Mall opened in 1974. It was redeveloped in 1992 and again in 2010. It was renamed the Westfield Shopping Centre in 2006 but reverted back to Chartwell Shopping Centre in 2018.

Education

- Bankwood School opened in 1966
- Hukanui School opened in 1971.

⁵⁷ The Houses of Hamilton, W Kellaway, page 3

Transportation –**ROADS-**

- Amethyst Place – was named in 1976 by the Housing Corporation following a theme of naming streets in that area after precious stones
- Arthur Place – was named in 1968 by the Housing Corporation and council after a Hamilton duty officer who served from 1945 onwards
- Aspiring Crescent – was named in 1968 by the Housing Corporation following a theme of naming streets in that area after famous mountains
- Bankwood Road – was named in 1908 by John Gordon after Bankwood House, the original farm house in the area
- Bellmont Avenue – was named in 1967 by Len Scott, the owner of Ascot Downs Ltd, the developers of the subdivision. It was named to rhyme with Charlemont, a town in the South Island that was home to his family
- Carlyle Avenue – was named in 1963 by the council following a theme of English heritage names
- Chedworth Avenue – was named in 1963 by Chedworth Park Co. Ltd, the owners and developers of the property
- Chequers Avenue – was named in 1972 by Regent Development Ltd, the owners and developers of the property. The name was a condition of sale by Mr NF Taylor, the previous owner
- Claremont Avenue – was named in 1968 by the council. The name was suggested by Len Scott, a builder/owner in the area, after the name of the original homestead owned by JW Chapman and his wife Gladys Rose. They had requested that streets in the area be named after Claremont and other names ending in “mont”
- Comries Road – was named in 1907 by Peter Comrie, the owner of the property
- De Vere Crescent – was named in 1964 by Lynbrae Lands Ltd, the owners/developers of the property. It was named after H De Vere Chitty, one of the original landowners of Hukanui
- Egmont Street – was named in 1965 by Ascot Downs Ltd, the owners of the property. It was named after Mt Egmont and followed a theme of having “mont” in the name
- Emerald Place – was named in 1977 by the Housing Corporation and council following a theme of naming streets in that area after precious stones
- Freemont Street – was named in 1965 by Ascot Downs Ltd, the owners of the property, and followed a theme of having “mont” in the name
- Glen Lynne Avenue – was named in 1965 by K & CM Macdonald, the owners of the property, after the Clement’s family home, Glenn Lynne
- Gerrand Place – was named in 1969 by Gerrand Feature Homes, the owner/developer of the property
- Hukanui Road - was a crown grant in 1864 and named after the wider area Hukanui.
- Lamont Street – was named in 1965 by Ascot Downs Ltd, the owners of the property, and followed a theme of having “mont” in the name
- Laurence Street — no documentary evidence of the name
- Lynden Court – was named in 1968 by Rossiter Investments and Lynbrae Land Company, the owners/developers of the property. They named it after Lynden Chitty, who used to own land in the area
- Paulette Place – was named in 1964 by Rossiter Investments, the owner of the property
- Pearl Place – was named in 1977 by the Housing Corporation and council following a theme of naming streets in that area after precious stones

- Pickering Crescent – was named in 1969 by the Housing Corporation and council. They named it after the US astronomer, Professor William Henry Pickering, who discovered the 9th satellite of Saturn
- Raungawari Drive – was named in 1999 by Tainui Development Ltd, the developer of the property. They named it after Princess Te Puea’s farm at Mercer
- Rutherford Street – was named in 1963 after Sir Ernest Rutherford
- Sandford Place – was named in 1968 by the Commercial Hotel Ltd. They named it after the Hamilton City Council Deputy Engineer, Ken Sandford
- Sapphire Place – was named in 1977 by the Housing Corporation and council following a theme of naming streets in that area after precious stones
- Sefton Crescent – was named in 1968 by the Housing Corporation and council
- Tudor Crescent – was named in 1963 by Chedworth Park Ltd, the owners of the property. They were trying to establish some English heritage in the area with street names
- Wake Street — no documentary evidence of the name

Cultural and Recreation

Places of Worship -

- St Alban’s Church Centre (Comries Road and Bellmont Avenue)

Recreational

- Chedworth Park was acquired in 1962
- Bankwood Park was acquired in 1958