

BEFORE THE INDEPENDENT HEARING PANEL

IN THE MATTER of the Resource Management
Act 1991

AND

IN THE MATTER Proposed Plan Change 9 to the
Operative Hamilton City District
Plan

AND

AND IN THE MATTER Session 1 - Historic Heritage
Areas

STATEMENT OF EVIDENCE OF NIALL BAKER

DATED 1 JUNE 2023

INTRODUCTION

1. My name is Niall Baker. I hold the qualifications of Bachelor of Social Sciences, Bachelor of Social Sciences with Honours (with First Class Honours) in Resources and Environmental Planning, and a Master of Environmental Planning. I have around 14 years' experience in strategic policy planning roles.
2. I have lived in Hamilton City since 2005 and am familiar with its urban environment and surrounds.
3. I made an original submission (submission #199) requesting the inclusion of parts of Fairview Downs as a Historic Heritage Area (HHA). I am a resident of this suburb in Hamilton.
4. I have professionally engaged the advice of Ms Kellaway, heritage architect and Ms Williams, a historian to provide expert evidence in relation to my submission. Ms Kellaway has provided evidence on the area's potential to be included as HHA (subject to further research and valuing) and Ms Williams has provided a background history of the Fairview Downs area. I also note, Ms Williams is the primary author of A Thematic Review of the History of Hamilton as a technical report in 2021 which was made available as part of the PC 9 documentation.

EXPERT WITNESS CODE OF CONDUCT

5. Although have qualifications and experience detailed above, this statement is provided in my personal capacity as a submitter and landowner within Hamilton. This statement is not provided as expert evidence per the Environment Court Code of Conduct for expert witnesses.

SCOPE OF EVIDENCE

6. This statement concerns my submission that parts of Fairview Downs be scheduled as an HHA. Firstly, I propose to provide an overview my concerns regarding the methodology and approach taken to the identification of HHAs and then discuss my submission regarding Fairview Downs, in particular.
7. I will then ask Ms Kellaway and Ms Williams to speak to their expert evidence.

HISTORIC HERITAGE AREAS

8. I support in principle the concept of the Historic Heritage Areas (HHAs) and the protection of them to be afforded through the plan change. However, I have concerns as to whether there is a sufficient research and policy basis for the proposed HHAs.
9. The Council established a heritage assessment framework that in my view is not in line with the Waikato Regional Policy Statement (WRPS) or the Operative District Plan (ODP) or the Resource Management Act 1991 (RMA). A bespoke assessment methodology that has been used that does not appear to reflect accepted heritage practice adopted by other Councils who have identified HHAs or similar areas. Several examples were provided by Mr Brown, on behalf of Kainga Ora, and Dr McEwan, on behalf of Kaute Pasifika Trust, which suggest gaps in the assessment for Hamilton's proposed HHAs.

10. I understand the “Consistency criteria” were used a filtering exercise for those areas that were deemed to be “representative” of a particular development period to ensure the ‘best examples’ of a theme/ or development period are included as HHAs. This involved assessing an area’s consistency in relation to: street/block layout; street design; lot size, dimensions and development density; lot layout; topography and green structure of the area; styles of architecture and building typologies; and street frontage treatments (e.g., walls, fences and planting). And then using the ‘representative’ criteria, for threshold.
11. The six criteria used in the initial street survey, and set out in Chapter 19 of the District Plan have been assessed on an equal basis, and appears there has been no weighting of criteria. For example, ‘architecture and building typology’ is weighted the same as ‘frontage treatments’. This means that the heritage values associated with a 100-year-old house are considered equal to the front fence on that property, even though frontage treatments can be easily altered (often as a permitted activity under the District Plan). Many of the assessments refer to fences and where these are present or a dominant feature, a lower scoring has been applied. Fencing can be temporary and short lived, for example when residents have pets to contain and this need later changes. This should not be a determining factor or have a high proportion of rating. Heritage exists beyond what can be viewed from the street or a front facade.
12. I note the Peer review of Mr Wild (appended to Mr Liggett’s evidence, on behalf of Kainga Ora) also raises concern on this issue. Mr Wild’s peer review states that he does *“not agree with the proposed criteria approach in looking for consistency across a number of attributes necessarily reflects and supports the identification of an area as having historic heritage value”*.
13. Three of the initial themes proposed by Mr Knott exactly describe Fairview Downs development. These themes are:
 - a) comprehensive state housing schemes and control by the State Advances corporation,
 - b) the construction company era (1960s-1975) and the dominance of the private car; and
 - c) changing suburban form.
14. If Mr Knott had not altered his criteria (now representative development periods) then Fairview Downs would have rated very high in the themes part of the assessment. It does however rate highly within the new themes as well. The issue is use of the initial selection under the consistency criteria in general, and then how this has been applied in my suburb.
15. The six criteria set out in Chapter 19 of the District Plan have been assessed on an equal basis, and appears there has been no weighting of criteria. For example, ‘architecture and building typology’ is weighted the same as ‘frontage treatments’. This means that the heritage values associated with a 100-year-old house are considered equal to the front fence on that property, even though frontage treatments can be easily altered (often as a permitted activity under the District Plan). Many of the assessments refer to fences and where these are present or a dominant feature, a lower scoring has been applied. Fencing can be temporary and short lived, for example when residents have pets to contain and this need later changes. This should not be a determining factor or have a high proportion of rating. Heritage exists beyond what can be viewed from the street.

16. I note the Peer review of Mr Adam Wild (appended to Mr Brendan Liggett's evidence, on behalf of Kainga Ora) also raises concern on this issue. Mr Wild's peer review states that he does *"not agree with the proposed criteria approach in looking for consistency across a number of attributes necessarily reflects and supports the identification of an area as having historic heritage value"*.
17. In the absence of the National Heritage Policy, criteria such the Heritage New Zealand Pouhere Toanga Significance Assessment Guidelines could be used, as noted by Mr Brown and Dr McEwan. Dr McEwan appends the Heritage New Zealand Significance Assessment in her evidence on behalf of the Kaute Pasifika Trust (Attachment 4).
18. Considering the hierarchy of planning documents, I consider use of the Waikato Regional Policy Statement (WRPS) or the Operative District Plan (ODP) or Heritage NZ criteria would be a more appropriate basis for HHA assessment. I note the ODP criteria (Appendix 8.1) includes Cultural Qualities (among other criteria):

The historic place is important as a focus of cultural sentiment or is held in high public esteem; it significantly contributes to community identity or sense of place or provides evidence of cultural or historical continuity. The historic place has symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. The interpretative capacity of the place can potentially increase understanding of past lifestyles or events.
19. I consider inclusion of the social/cultural criterion is important as it provides for the social values, community identity, to be recognised along with the its architectural, physical and other elements.
20. The HHA street by street assessment is not based on specific research on the places (the suburbs of Hamilton). The assessment has a very limited description of the methodology applied. There is no underpinning historical research of individual streets or properties that forms part of the assessment that would allow for a robust understanding of historic heritage values present. In the case of Fairview Downs there was no documentary evidence provided and the report does not address who built this late 1960-early 1970s century suburb or any other aspects of its history.
21. In relation to Fairview Downs, streets are grouped together but are not based on historic subdivision lines. There appears to have been no underpinning historical research of individual streets or properties before visiting the streets (or after). The initial street assessment does not seem to use background information on historic heritage values for the assessment, which would include information on the associated people, developers and builders.
22. I consider the HHA assessments are helpful in providing a city-wide street view but consider there needs to be more information provided to support the HHAs and to allow proper evaluation of the areas not recommended by Mr Knott. There is also insufficient information that would allow for a comparison of areas of similar ages and types across Hamilton to understand their history and historic significance, especially on the suburbs of 1960s and 1970s.

23. In relation to the proposed District Plan rule framework, the proposed controls for the historic heritage areas do not sufficiently consider neighbouring developments, especially on the edges of Historic Heritage areas. Inappropriate development on adjoining sites has the potential to significantly detract from the heritage qualities of the area. I appreciate that in setting any boundary/extent of HHAs there will be neighbouring site that falls outside the HHA but consider this should be given consideration (e.g., a buffer zone).
24. Finally, the split of the rule framework across PC 9 and PC 12 makes it difficult to consider the planning rules for HHAs in an integrated way. For example, the site density rules, height limits, height in relation to boundary, and building setbacks for HHAs are covered in PC 12. However, the activity status within HHAs is included within PC 9, e.g., demolition, relocation, alterations and additions, and fences.

FAIRVIEW DOWNS – BRIEF HISTORY

25. Fairview Downs is a mid-century suburb in eastern Hamilton, and prior to the 1960s was farmland, part of another borough. The area south of Powell's Road was developed in 1962 by D.M. McKenzie. Fairview Street was named in 1967 by Alf Steel, the developer, who wanted a name that made the area sound more attractive. People living in the suburb see both of the two developers' areas historically as one "Fairview Downs". It has its own historic identity.
26. A developer bought the farm to the south in 1967. Fairview, to the north of Powells Road, was turned into housing between 1970 and 1974 by Peerless Homes Ltd., owned by Ernest (Alf) Steel. Research shows this suburb contains a large collection of standard house design with distinctive single storey houses in a limited material range, mainly from the 1960s and 1970s.
27. Tramway Road had for many decades created a visual barrier and left the Fairview Downs suburb surrounded on three sides by rural farmland, which was appreciated by residents. This is a distinctive feature, compared to many other parts of urban Hamilton. The extension of Wairere Drive has created a greater physical barrier/separation between Fairfield (Tramway Road and beyond) and Fairview Downs areas.

ASSESSMENT OF THE FAIRVIEW DOWNS AREA

28. In my original submission I proposed the area comprising of the 7th and 8th extension to the city (as per Mr Knott's HHA assessment report) be included as an HHA. There is almost no discussion of the s42A 'themes and issues' report (or subsequent reports) about Fairview Downs and no re-assessment has been undertaken by Mr Knott, in response to my submission.
29. Having regard to the research undertaken and the professional advice of Ms Kellaway and Ms Williams, I seek that the HHA area be reduced in size, excluding the Reeves Close housing which was developed around 1980s and parts of Powell's Road which were also developed later, around 1980s-early 1990s.
30. The intention was to include only those 1960s-1970s housing area of Fairview Downs. The HHA area mapped by Ms Kellaway in her Primary evidence excludes these areas and includes the housing area built up to 1975. I accept the professional opinion and the reasoning provided by Ms Kellaway in this regard. This will reduce the scope of my original submission.

31. I consider the street-by-street assessment provided by Mr Knott has not sufficiently taken into account the heritage fabric of the area. In the absence of data in my view a more comprehensive consideration of heritage is required. There was no foundational historical study provided or identification of existing historic heritage.

32. The *Hamilton City Special Character Study 2020, Lifescapes, July 2020* report considers Fairview Downs as part of 'East Area 3'. The report identifies the following attributes of this area:

"Fairview Downs and Porritt have some early 1960s housing but were largely developed in the late 1960s and into the 1970s"

"The intact mid-1960s / early 1970s areas of Porritt and Fairview Downs represent new forms of suburban planning and residential design in the context of low socio-economic areas. This provides a comparison with the wealthier areas of Queenwood and Chedworth (East Area 2) which were developed in the same period"

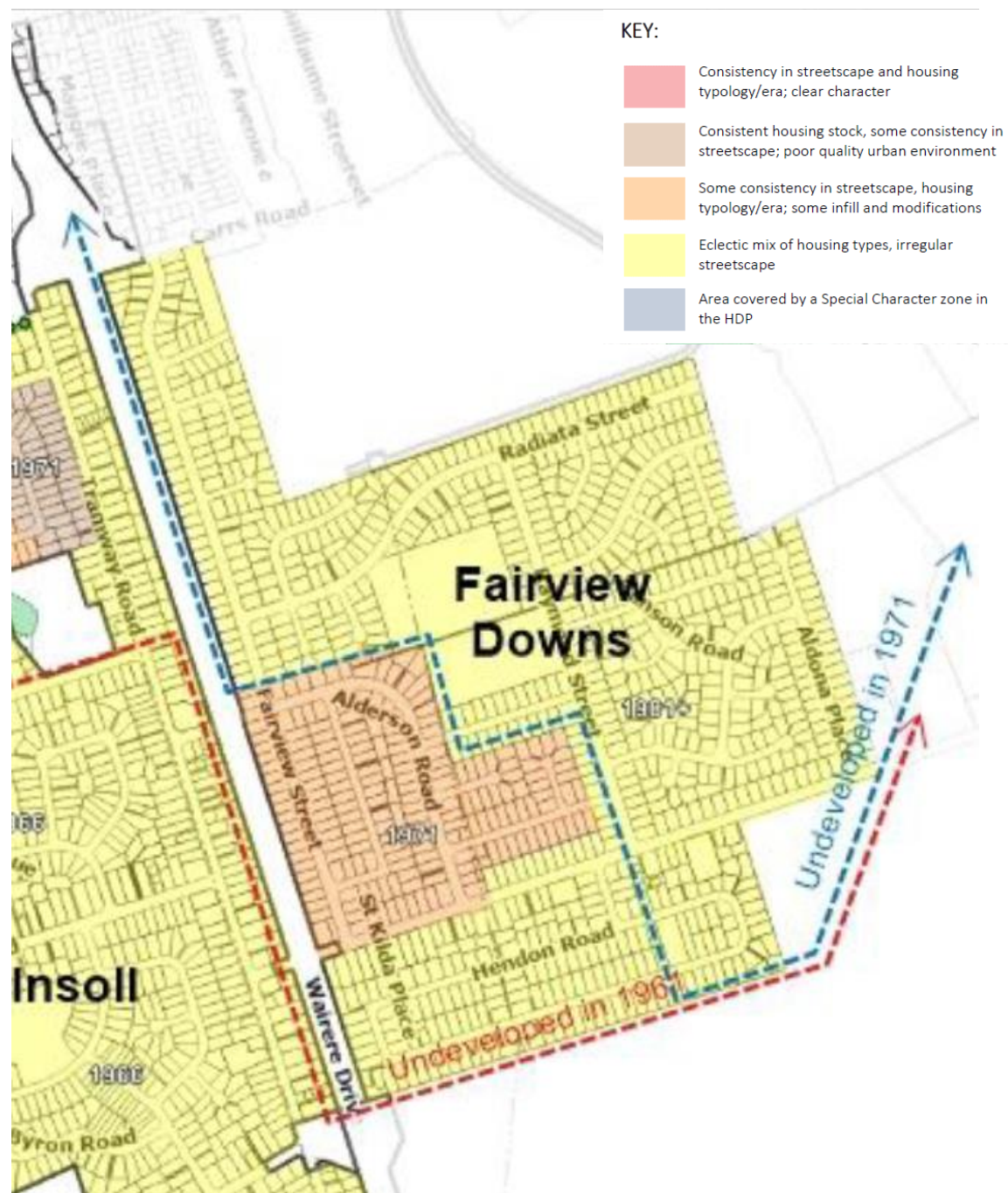
The underlying landform of East Area 3 is generally flat...

Regardless of the flat land, Fairview Downs exhibits the trend towards cul-de-sac street patterns popular in the 1970s....

East Area 3 is predominantly low density with detached, single-storey dwellings. Lot shape and size is generally consistent across the area, with some triangulation at curving street corners / ends...large parts of the area retain their original density"

33. This assessment is at odds with Mr Knott's assessment, who scores the Fairview Downs streets low on consistency qualities. For example, the Lifescapes report says the *"Lot shape and size is generally consistent across the area"* but by contrast Mr Knott ranks this lot size, dimensions very low in his street assessment.

34. An extract of the East Area Character Map provided within the 2020 Lifescapes report (page 28) shows a degree of consistency in parts of Fairview Downs, especially the Sadler St, Alderson Road, and parts of Fairview Street areas. It also highlights the marks the area “undeveloped in 1971.



35. The evidence of Ms Kellaway and Ms Williams supports reconsideration of the 'representatives' of the 1960s-1970s parts of Fairview Downs and the consistency scoring.
36. I note Mr Knott's rebuttal evidence makes no challenge to the historical information and consideration of the heritage values of the area provided by Ms Kellaway and Ms Williams in evidence. The only aspect challenged was in relation to the consistency scoring.
37. Turning to the basis of the HHA, I consider the range of period housing within Fairview Downs represents an important period of time in the development of Hamilton. The housing represents the end to the era of the government housing schemes into private development. In the late 1960s and early 1970s as Fairview Downs was developed, major building companies offered standard housing designs to meet middle and lower middle class suburban expectations, which were typically 3-bedroom homes.
38. The houses in the area were predominantly constructed by large construction companies such as Peerless Homes. These values are underpinned by historic associations with local developers such as Alf Steel [of Peerless Homes]. The history of the Fairview Downs development is a sound example of the new suburban form emerging in the early 1970s when social and economic changes allowed for the expansion of regional and national private building companies and growing confidence of prospective house buyers.
39. The original subdivision pattern with sites having a general proportion of approximately 16 metres wide by 40 metres deep has been retained for most lots. Section sizes are typically around 600-700sqm². Historic subdivision plans show consistency of lot size and a regular pattern of one house per lot exists.
40. In terms of architectural quality; generally dwelling designs are simple and plain. The original housing was typically standard size and plain (approx. 100sqm²), rectangular or boomerang shaped, and built from lower-cost materials. Typically, they were built from standard plans, probably with limited options for customisation. Owners in my suburb are able to identify the same plans within the area. This shows there is a historic pattern and standard houses.
41. My research has uncovered a sample of house plans, provided by original and current owners, from within the proposed HHA area of Peerless homes and Beazley which are appended to my evidence.
42. It is evident that dwellings are generally set back from the front boundary by a minimum of five metres due to building line restrictions on many of the titles. While some properties have solid front fences, in my view, there is a strong visual connection between the street and the dwellings. Where garages or carports are present, these are often located to the rear of properties (I accept this is not always the case and some garaging is placed within front yards). Garages are and often clad in cement board or to match the main house.
43. Many of the houses are angled on the site, with one side yard wide enough for vehicle access, and most car parking is off-street. Buildings by the same developer and using very similar plans are often angled differently to the neighbouring property, presumably to create interest and break up having a row of housing all facing the same orientation.
44. The houses are typically characteristically single storey, with brick or fibre cement board cladding, pitched roofs of corrugated iron. Brick chimneys on the front elevation can be seen and prominent when viewed from the street. There is typically a front veranda or concrete

patio near the front door to impart a sense of welcome and provide an outdoor space for residents. Some of the houses have enclosed verandas, where there would have once been an open patio.

45. Overall, Fairview Downs has a reasonably contiguous area of 1960s-1970s suburbia that typifies the development patterns, site and street appearance, and architecture of large scale private residential construction companies from this era.
46. The intact 1960s-1970s housing and its original residential subdivision pattern all contribute to the heritage values of this location.
47. Both Ms Williams and Ms Kellaway have provided evidence to support the area's inclusion as an HHA. Further information on the social values and built history of the area has been provided by other submitters who have presented to the Commissioners this week. A community petition has also been provided by Ms Deborah Fisher in support of this request.
48. Appended to my evidence is additional information including the historical land development map, which was provided by Ms Williams, and a sample of the original house plans, that collectively provides a basis for the area's inclusion as an HHA. It also provides evidence for the boundaries/extent of the HHA itself.
49. Fairview Downs has the potential to lose its existing heritage values rapidly, through redevelopment and infill over the coming years. There is an opportunity now through this Plan Change to recognise the historic values and significance of the historic parts of Fairview Downs and schedule it as an HHA.
50. To conclude, I seek the panel to include the identified parts of the suburb of Fairview Downs be as an HHA. Thank you for your consideration.

Niall Baker

1 June 2023

Appendices

1. My original Submission on PC 9
2. Further submissions in support of my submission
3. Street naming within Fairview Downs
4. Subdivision Map – Fairview Downs Land development
5. House Plans – Sample of Properties within Fairview Downs
6. Petition of Ms Fisher (further submitter)
7. Expert Evidence of Ms Kellaway
8. Expert Evidence of Ms Williams
9. Archaeology site record

Appendix 1 - Original submission

Niall Baker – District Plan Change 9 Submission

Page 1

2 September 2022

Hamilton City Council
Private Bag 3010,
Hamilton 3240

Attn: City Planning

SENT VIA EMAIL: haveyoursay@hcc.govt.nz

Dear Sir/Madam,

RE: SUBMISSION ON Hamilton City Council District Plan Change 9.

1. I submit on the Hamilton City Council District Plan Change 9 (PC 9) as notified on 22 July 2022. Thank you for the opportunity to provide this submission.
2. I wish to be heard in respect of this submission. If others make a similar submission, I am prepared to consider presenting a joint case with them at a hearing.
3. This submission is served electronically. No hard-copy will be sent.

OVERALL COMMENTS

4. I support the following:
 - a) The intent of Plan Change 9 that seeks to identify and protect Hamilton's historic heritage items and areas.
 - b) Recognition of the heritage values of that part of Victoria Street between Garden Place and Hood Street to enhance a sense of place in the central city [refer Chapter 7 Central City Zone at 7.1 g and 7.1.1] in principle.
 - c) Policy 7.2.2d: *Heritage resources and heritage values are recognised and managed to maintain and enhance the sense of identity and wellbeing of the City's residents and the historical legibility of the Central City.*
 - d) Policy 7.2.6i: *Developments within the historic heritage area are required to be sympathetic to the heritage values and be accompanied with a Heritage Impact Assessment.* However, I would like to see a supporting rule and rule framework that supports this.
 - e) The protection of significant historic heritage items and significant historic heritage areas.

HISTORIC HERITAGE AREAS

5. I support in principle the concept of the Historic Heritage Areas (HHAs) and the protection of them to be afforded through the plan change. However, I oppose the specific extent of areas proposed as the review and plan change does not encompass the area of Fairview Downs that has a predominance of 1960s and 1970s group builder housing.
6. The extent of the historic heritage areas appears to be based on a single heritage assessment, *Hamilton City Historic Heritage Area Assessment, Richard Knott Limited, June 2022*. This is a basic street by street assessment. The assessment has a very limited description of the methodology applied, and the assessment is unclear if Fairview Downs was based on site visits to each street and house with an assessment made of each against the six criteria applied. There is no underpinning historical research of individual streets or properties that forms part of the assessment and a robust understanding of historic heritage values for the assessment for historic heritage.
7. It is not clear if the blocks and or streets were individually reviewed. And if visited the whether this included looking behind existing houses or on actual sites. The documented history is limited and does not address who built this late 1960-early 1970s century suburb.
8. The PC 9 provisions overall do not appear to be supported by a specialist Heritage Landscape Assessment and so in my view there is insufficient addressing of the built landscape and sites, settings and curtilage.
9. The six criteria set out in Chapter 19 of the District Plan have been assessed on an equal basis, with no weighting of criteria. For example, 'architecture and building typology' is weighted the same as 'frontage treatments'. This means that the heritage values associated with a 100-year-old house are considered equal to the front fence on that property, even though frontage treatments can be easily altered. Many of the assessments refer to fences and where these are present or a dominant feature, a lower scoring has been applied. Fencing is generally temporary and short lived. This should not be a determining factor or have a high proportion of rating. Historic heritage fencing is different if applicable.
10. While it is stated "*This report, the Hamilton City Historic Heritage Area Assessment, is not an assessment of the special character of Hamilton...*" the assessment criteria used is primarily based on character elements, including Street Frontage Treatments, such as walls, fences and plantings. The *Hamilton City Review of Existing Character Areas, Lifescapes, March 2021* notes that "*distinctiveness of these [study] areas is their historic attributes – settlement period, historic architecture, historically-established urban structure, green structure etc....*". It is considered an assessment on this basis rather than character is more appropriate and accordance with the 'qualifying matters' for historic heritage set out in legislation.
11. In this regard it is noted the definition of HHAs in Chapter 19 is more commensurate with character than historic heritage values. HHAs should represent groupings of interrelated, but not necessarily contiguous, places or features that collectively have heritage value. Not all historic heritage areas will be one type but may include a range of buildings across zones. There should be room to include mixed zones.

12. The above assessment by Richard Knott should not therefore be fully relied upon and a wider consideration of heritage is required to support the plan change, in particular earlier heritage assessments and the existing zoning provisions of the Hamilton Operative District Plan (Special Residential Zones). Two earlier assessments commissioned by Hamilton City Council that should also inform the plan change are *Hamilton City Special Character Study 2020, Lifescapes, July 2020* and *Hamilton City Review of Existing Character Areas, Lifescapes, March 2021*.
13. As a resident of Fairview Downs, Hamilton my submission is focused on my suburb in particular. My observation is that this suburb contains a large collection of standard house design with distinctive single storey houses in a limited material range, mainly it appears from the 1960s and 1970s. The characteristic of this suburb as late mid-century homes is part of why I bought in this area.
14. Further to this I submit that it is unclear how or if a street-by-street assessment took place as a base [street-by-street] assessment to determine historic heritage areas and whether it has sufficiently taken into account the wider heritage fabric of the area. In the absence of data in my view a more comprehensive consideration of heritage is required. The historic heritage areas proposed in Plan Change 9 do not extend to Fairview Downs. The area will be subject to residential intensification through Plan Change 12 provisions and potentially will lose existing values rapidly. New buildings of up to three stories in height in this area will significantly detract from the current heritage values of this distinct suburb.
15. The proposed controls for the historic heritage areas do not sufficiently consider neighbouring developments, especially on the edges of Historic Heritage areas. Inappropriate development on adjoining sites has the potential to significantly detract from the heritage qualities of the area.

FAIRVIEW DOWNS – HISTORY

16. Fairview Downs is a mid-century suburb in eastern Hamilton. It was developed in stages. Refer historic map appended. It also has an older built heritage layer that has not been assessed. In the absence of a historical background report, I have found the following:
17. Tramway Road, the western boundary of Fairview, was shown as a proposed tramway on an 1865 map. It seems to have been of double width to accommodate a tramway to Cambridge and to have first been discussed by Kirikiriroa Road Board in 1872, though clearing and gravelling didn't start until 1891 and metalling was continuing in 1925. It may have been a crown grant and named in around 1890 – 1900 by civic leaders, surveyors and citizens, because there was a proposed tramway in the vicinity.
18. Carrs Road (the northern-most extent of the current Fairview Downs area) was named in 1917 by the Carr family who owned it. Alderson Road (within Fairview Downs suburb) was named between 1936 and 1940 by A.J. Thompson, the subdivider, after the Alderson family who originally owned the land
19. The area south of Powells Road was developed in 1962 by D.M. McKenzie. Fairview Street was named in 1967 by Alf Steel, the developer, who wanted a name that made the area sound more attractive. A developer bought the farm to the south in 1967. Fairview, to the north of Powells Road, was turned into housing between 1970 and 1974 by Peerless Homes Ltd., owned by Ernest (Alf) Steel.

20. An examination of the historic survey maps [and the signatories of them] provides an insight into the history of the development of Fairview Downs and the key players:
- a) Peerless Homes [DPS 13247 and DPS 13248, also DPS 14226]
 - b) Betley Farm Limited [1966 and 1965]. DPS 11304 and DPS 9810
 - c) RB Lugton Limited
 - d) Tudor Homes Holdings Limited. [1968]
 - e) Lynbrae Lands Limited.
 - f) D.M Mckenzie [from 1956]. That's Extension No. 403.
21. More recently, the extension of Wariere Drive through Fairview Downs has changed the setting of the area. The story of this road began over 60 years ago and it was understood to be considered by locals at the time as unlikely to happen. A “fiery public meeting” held in 1984 as residents vented opposition to a proposed temporary highway along Hukanui St, Peachgrove Rd and Galloway St. A petition was presented to Council and residents won¹. This seems to show a strong community was long established who supported the suburb.
22. More recently the physical setting has changed. In October 2012, hundreds gathered for the opening of the Fairview Downs section of the Hamilton Ring Road section (Wairere Drive) stretching from Crosby Rd to the Fifth Ave roundabout, with the Carrs Road bridge built². As part of the opening of this, the link from Tramway Road to Alderson Street was severed. That left the only access points to/from Fairview Downs being the Powell’s Road intersection or Carrs Road. The recent development of the Greenhill Park housing area has opened up new access from Carrs Road to Webb Drive/Pardora Boulevard and onto the Hamilton section of Waikato Expressway which opened in 2022.
23. Tramway Road had for many decades created a visual barrier and left the Fairview Downs suburb surrounded on three sides by rural farmland, which was appreciated by residents. This is a distinctive feature, compared to many other parts of urban Hamilton. The extension of Wairere Drive has created a greater physical barrier/separation between Fairfield (Tramway Road and beyond) and Fairview Downs areas. There was no assessment of the impact on the suburb and identification of existing historic heritage, which includes early twentieth century houses.

ASSESSMENT OF THIS AREA

24. The *Hamilton City Special Character Study 2020, Lifescapes, July 2020* report considers Fairview Downs as part of ‘East Area 3’. The report identifies the following attributes of this area:

“Fairview Downs and Porritt have some early 1960s housing but were largely developed in the late 1960s and into the 1970s”

“The intact mid-1960s / early 1970s areas of Porritt and Fairview Downs represent new forms of suburban planning and residential design in the context of low socio-economic

¹ <https://www.stuff.co.nz/waikato-times/life-style/129216480/from-paddock-to-tarmac-the-decadeslong-making-of-the-hamilton-ring-road>

² As above. See also <https://www.stuff.co.nz/waikato-times/news/10563873/Ring-road-nearly-there>

areas. This provides a comparison with the wealthier areas of Queenwood and Chedworth (East Area 2) which were developed in the same period”

The underlying landform of East Area 3 is generally flat...

Regardless of the flat land, Fairview Downs exhibits the trend towards cul-de-sac street patterns popular in the 1970s....

East Area 3 is predominantly low density with detached, single-storey dwellings. Lot shape and size is generally consistent across the area, with some triangulation at curving street corners / ends...large parts of the area retain their original density”

25. As an example, I have used Sadler Street. The *Hamilton City Historic Heritage Area Assessment* has assessed Sadler Street as rating ‘red’ in terms of ‘representativeness’. I submit that given its representativeness of late 1960s – early 1970s housing associated with the dominance of the private car and changing suburban form [in particular the use of group builders providing housing at the lower to middle income level] the street should be rated ‘yellow’ if not ‘green’ for this criterion. This is supported by the 2021 Lifescapes report [refer below].
26. Similarly, the *Hamilton City Historic Heritage Area Assessment* has assessed Sadler Street as rating ‘yellow’ for ‘lot layout’, despite the fact that the majority of lots contain single dwellings with almost all garages at the rear or behind the front building line. This rating should be ‘green’.
27. This assessment has given this street a rating ‘red’ for ‘architecture and building typology, however there is consistency in the styles of architecture, building typologies and this rating should be at least yellow. It is noted that within the 2021 Lifescapes report referred to above, states “*areas of...Fairview Downs represent new forms of suburban planning and residential design*” compared to the areas of Queenwood and Chedworth with “*predominantly low density with detached, single-storey dwellings*” noting “*Lot shape and size is generally consistent across the area*”. This is not consistent or addressed in the *Hamilton City Historic Heritage Area Assessment* as different.

COMMENTS ON THE HISTORIC HERITAGE ASSESSMENT OF FAIRVIEW DOWNS STREETS

28. Applying the assessment criteria for the HHAs, to Fairview Downs as per *Hamilton City Historic Heritage Area Assessment, Richard Knott Limited, June 2022* the following preliminary comments are made from street viewing and some historical research, noting that further research is required:
29. Fairview Downs houses appear to typically have:
 - a) standardised gabled roof – typically low-rise steel roof slope;
 - b) a limited variety of roofing and similar palette of wall cladding materials – same materials used on many, mostly fibre cement board, or brick [especially to the frontage areas].
 - c) Many timber houses have joinery windows with some early aluminium-framed;
 - d) A concrete patio or terraced area appears to be common feature. Typically accessed from the living room, usually through a large aluminium sliding door or ‘ranch slider’.

- e) Eaves frequently provide some shelter over exterior doors and patio or terraced areas. The front and rear exterior doors tend to be set in a shallow recess to provide additional weather protection.
 - f) stud height typically 2.4 metres
 - g) plasterboard internal linings
30. Included are representative photos of the present housing stock and historical maps of the area.
31. Fairview Downs is representative of “*The dominance of the private car and changing suburban form*” as the heritage theme. Fairview Downs was and is a contained development on the edge of Hamilton City. It was essentially urban expansion into previously farmed land. Being located away from centres of employment and commerce residents had to rely on private vehicle for transport. The dominance of private car can be seen in the lot layout, with garaging and ample provision for parking provided.
32. The other isolating factor was that Fairview Downs remained surrounded by farm land on three sides, with the government Ruakura scientific complex to the immediate south, and working farms to the east. The rural aspect of the suburb was a distinctive characteristic until further development in the late 1980s, and then in the last 1990s.
33. Fairview Downs represents the end to the era of the government housing schemes into private development. In the late 1960s and early 1970s as Fairview Downs was developed, major building companies offered standard housing designs to meet middle and lower middle class suburban expectations, which were typically 3-bedroom homes.
34. Building companies sold house and land packages which promoted their own standardised design and materials. In Fairview Downs houses were constructed with fibre cement boards, or a combination of brick and timber, which remains evident today. The houses in the area were predominantly constructed by large construction companies such as Peerless Homes, known for developing lower cost housing from set plans. Although aimed at a slightly more affluent clientele, the Peerless Homes business model appears to have parallels with Keith Hay Homes.
35. These values are underpinned by historic associations with local developers such as Alf Steel [of Peerless Homes]. The history of the Fairview Downs development is a sound example of the new suburban form emerging in the early 1970s when social and economic changes allowed for the expansion of regional and national private building companies and growing confidence of prospective house buyers.
36. The *Thematic Overview of the History of Hamilton Prepared for Hamilton City Council* by Lyn Williams, November 2021³ notes the following:

Group building companies began to be established from the mid to late 1960s – these were large companies that could build on spec and have show homes for potential buyers to view. Many companies would buy a block of land, put in streets and infrastructure – the scheme worked with the boom in house demand as baby boomers reached the age of setting up home. Examples were Peerless, Ellis & Burnand, Paramount Builders Ltd [Paramount Homes] who built along Glen Lynne Avenue in the 1960s and 1970s; PTY

³ Thematic Overview of the History of Hamilton Prepared for Hamilton City Council, pg 288

Homes Ltd, who built around Frederick Drive in the mid-late 1960s; Prestige Homes, who built around Glamis Avenue in the early 1970s; and later, Neil Housing and Jennian Homes

37. In line with the above, Fairview Downs houses were built during this period of new suburban development and it appears the some of the developers mentioned earlier were involved in both establishing the subdivision and then building the houses. Houses were typically standard size and plain (approx. 100sqm²), rectangular or boomerang shaped, and built from lower-cost materials. Typically, they were built from standard plans, probably with limited options for customisation. At the same time, houses in the more affluent areas were increasing in size.
38. Although the period was characterised by the introduction of pre-cut methods, most features and materials were typical of the era. There appears to be early mass house standard designs with a strong pattern of Huntly brick, corrugated steel single storey homes with timber joinery. Many have the distinctive chimney, usually on the outside wall facing the street. There are also weatherboard homes of standard design.
39. The 1970s also amplified social variation to the urban form. As the *Hamilton City Historic Heritage Area Assessment* report notes, lower middle-class housing was constructed on flat land, while properties on hills – being both more difficult to physically build upon and more desirable due to elevation and views were more expensive. Most of Fairview Downs has a flat topography (except for some parts of Fairview Steet) and represents the nature of lower middle-class housing built. Fairview Downs is an excellent example of the urban structure and housing typology of this era, which can be seen when viewing along streets; especially notable along Sadler Street, Alderson Road, Betley and Raymond Streets.
40. The range of period housing within Fairview Downs represents an important period of time in the development of Hamilton, and although there has been a small number of duplex developments built in recent years (for example along Powells road) which do not make a contribution, the area retains a distinctive character that represents their period of development.
41. Most of Fairview Downs streets are part of a wider connected network both through roads and cul-de-sacs off present. Alderson road is wide carriageway reflecting its previous status as a connector to Tramway Road before Wairere Drive was constructed. Many streets have street trees in the berm. A reasonably wide berm is present in most cases. There is little or no plantings in the as part of the roads themselves (e.g., pedestrian refuges and the like).
42. The original subdivision pattern with sites having a general proportion of approximately 16 metres wide by 40 metres deep has been retained for most lots. Section sizes are typically around 600-650sqm². Historic subdivision plans show consistency of lot size and a regular pattern of one house per lot exists.
43. In terms of architectural character; generally dwelling designs are simple and plain, with an absence of curved walls, articulation of surfaces or ornamentation. The houses are largely straightforward in form. Houses generally stand back consistently from the road, lending a distinct character to the area.
44. Dwellings are generally set back from the front boundary by a minimum of five metres. While some properties have solid front fences, in my view, there is a strong visual connection between the street and the dwellings. Where garages or carports are present, these are

usually located to the rear of properties. This is in contrast to many contemporary homes (e.g., 1990s, 2000s) whereby garages can be the most dominant feature when viewed from the street.

45. Many of the houses are angled on the site, with one side yard wide enough for vehicle access, and most car parking is off-street. The landscaping of the front yard tends to be uncompromised garaging, where the front yards retain much of their original character. Not all streets have overhead powerlines; which can be unusual for this era. There is a sense of spaciousness not apparent in some earlier streets.
46. The houses are typically characteristically single storey, with brick or fibre cement board cladding, pitched roofs of corrugated iron. Roof forms dominate the streetscape. Brick chimneys on the front elevation can be seen and prominent when viewed from the street. There is typically a front veranda or concrete patio near the front door to impart a sense of welcome and provide an outdoor space for residents. Some of the houses have enclosed verandas, where there would have once been an open patio.
47. The second main development [mid 1960s] is on the north side of Powell Road on the western end, including Fairview Street, Alderson Road and Betley Crescent. Again, these houses seem to follow standard plans and predominantly are one or two designs. Some streets clearly show the pattern of set back from the road frontage, the predominantly single storey design, and the either the simple gable form or boomerang form. Streets such as Sadler St have a high proportion of standard designs, which could be built by group building companies such as Paramount, Peerless or similar. The western end of Betley crescent shows the cul de sac pattern with curved streets giving a more interesting form to the suburb.
48. Raymond Street is another example of the row of mass standard designs, one main design with some later designs. It can be clearly viewed as a result of the flat farm land developed for the main part of the new suburb. These late 1960s and early 1970s homes still demonstrate the care in which original owners keep their homes in good condition and proceeded to develop their home gardens, with some progressing from a single garage to double at the rear of their sections.
49. After around 50 years, there is evidence of mature gardens and trees, and the multiple range of fencing common throughout Hamilton. But there are also areas that may reflect long term rental which have less planting. The street patterns and the parks, the single storey standardised homes, are all evident today.
50. The use of standard designs is evident with the economical simple rectangular form with gable and the boomerang gable form the two main types- all single storey with steel roofs and brick chimney and painted timber joinery. The new AHI cement board sheeting is also a common cladding in gables and on walls in both panel and mock weatherboard form- all of course using asbestos cement, which was a very stable and long-lasting product.
51. Garages, located at the rear of the section as previously noted, down a long concrete drive, are typical a low gable form and likely clad in cement board or to match the main house. A number appear to date from the original construction period of the house. There are also homes with the use of early aluminium joinery [1970s] with its distinctive silver anodised finish. This joinery included sliding windows and doors [the new ranch slider].

52. The coherent and consistent pattern and form of dwellings, the original residential subdivision pattern, the generous setback of dwellings from the street front, and the open street character contribute to the values of this location.
53. Overall, Fairview Downs has a reasonably contiguous area of 1970s suburbia that typifies the development patterns, site and street appearance, and architecture of large scale private residential construction companies from the mid-1960s and 1970s.

Relief Sought:

1. Further community consultation be undertaken regarding Plan Change 9.
2. The earlier heritage assessments undertaken by Lifescapes be also used to inform the plan change.
3. Parts of the suburb of Fairview Downs [the relevant sections of the 7th and 8th extension to the city as per the map below] is added as an Historic Heritage Area. In particular, Sadler Street, Alderson Road, Betley and Raymond Streets should be included.
4. That all historic heritage area boundaries be based on streets rather than lot boundaries.
5. That the definition of Historic Heritage Area [Definitions section] be revised to be consistent with assessment criteria for historic heritage resources and sufficiently distinct from meaning of character. [Note: the latter term is not defined in the Definitions section.]
6. That Chapter 19 includes Special Heritage Zones [renamed Historic Heritage Areas] to reduce complexity in the plan; including, but not limited to, the information requirements and assessments criteria for resource consent applications.
7. That Assessment Criteria for Historic Heritage Areas are the same as for Historic Heritage Items [Buildings and Structures] for consistency in the plan and with the Waikato Regional Policy Statement and the RMA.
8. Inclusion in Appendix 8 Historic Heritage of a broader range of commercial, industrial, railway, and residential buildings, structures and sites of significant historic heritage value. Whilst a *Hamilton City Council Heritage Inventory review*, by WSP dated 2 June 2022 has been made available it is noted WSP have “*not conducted an independent city-wide review of Hamilton to identify places that may reach the threshold for scheduling as heritage items*”. I request this work be undertaken.
9. The “extent of place” for each scheduled item is determined, mapped, and included within Appendix 8 for each site. This would assist in understanding the setting and curtilage for each place and inclusion of any historic heritage within the site such as other buildings not identified from the street.

Yours sincerely,



Niall Baker

Niall Baker – District Plan Change 9 Submission

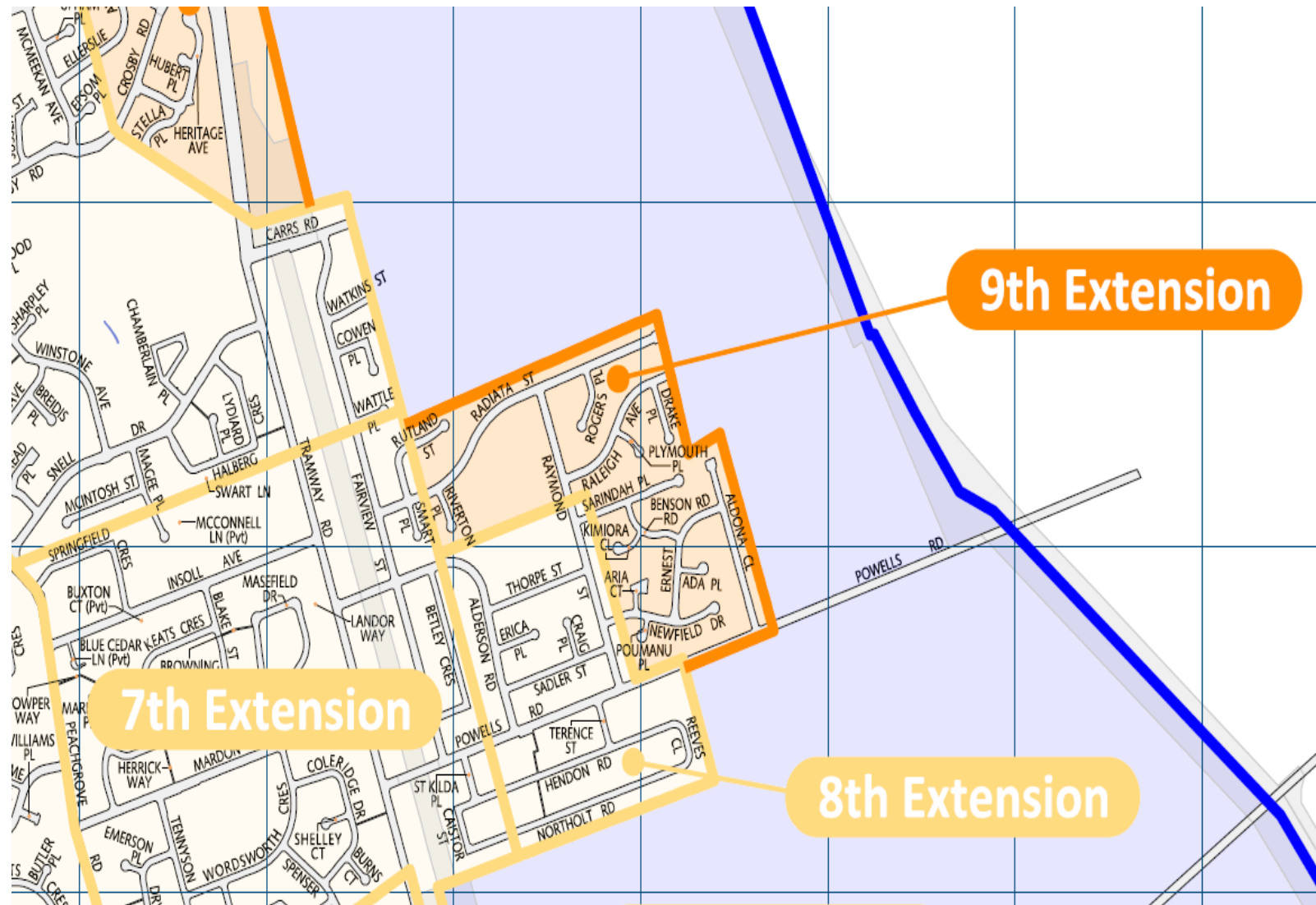
Page 10

Address for service:

18 Sadler St, Hamilton

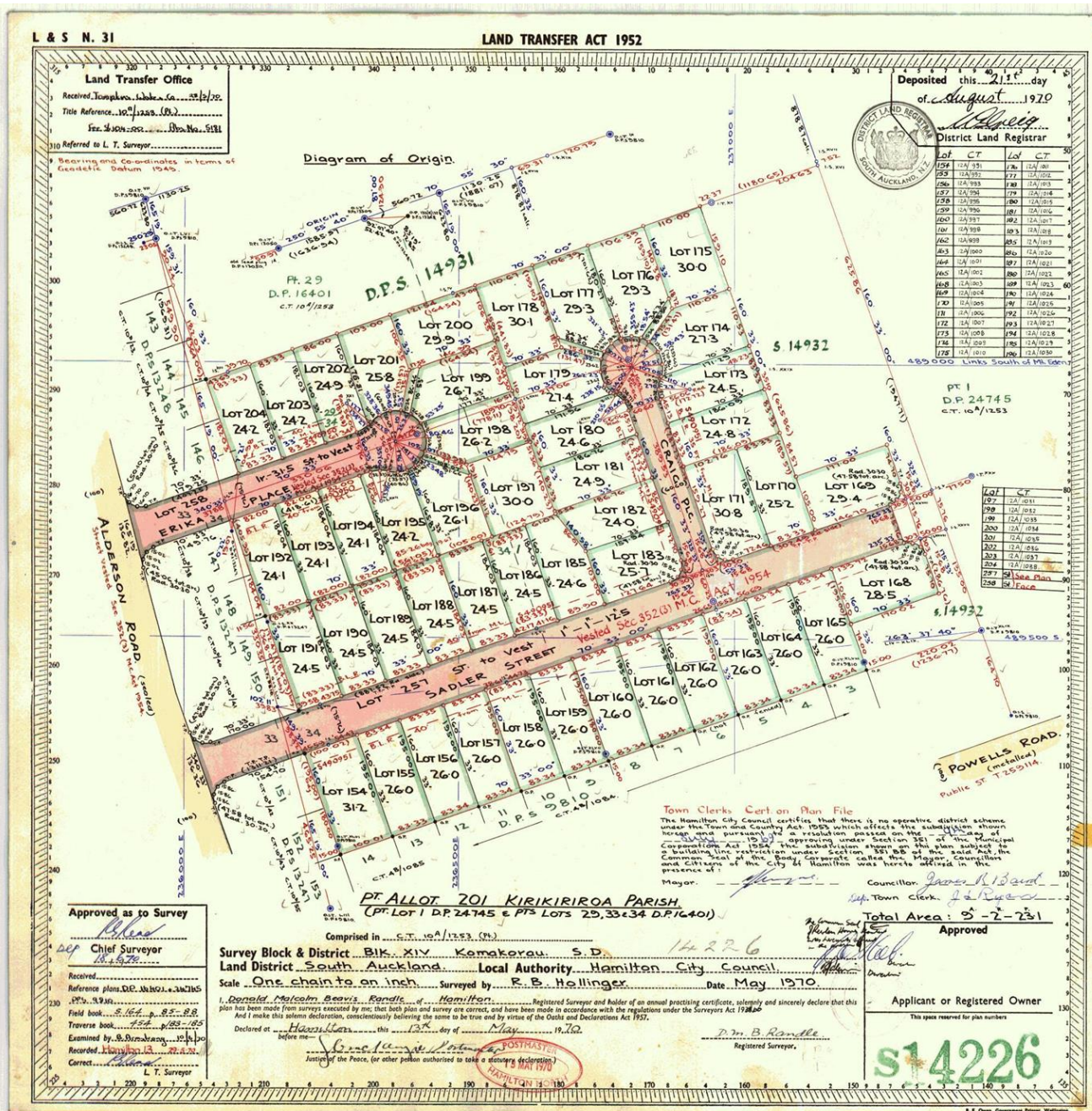
Email: niall.baker@hotmail.com

Telephone: 027 6986181.



Fairview Downs ,7th, 8th and 9th extension to Hamilton City

Page 12



Page 13





Source: Retrolens, 1974 image of Fairview Downs. Initial stages of residential development evident.



74 Alderson Road

Typical standard design with low gable to street and concrete brick cladding. Garage at rear.



70, 72 and 74 Alderson Road

Set of standardised plans with foreground house with a gable to the side, and dominant standard chimney to front.



58 & 60 Alderson Road

Two standard designs based on a simple gable and rectangular form. Additional glazed conservatory a typical early extension to both homes.



11, 13, and 15 Sadler St

Typical view on one of the main streets with limited design form but difference in wall cladding.



11, 13, and 15 Sadler

Typical chimney detail on street front gable. Garages set at rear and limited front yard plantings.



14 and 16 Sadler St

Note the angled houses on both sites, a notable feature along this street and elsewhere in this suburb.



16 Sadler St

Standard design but modernised with current paint palette. Typical original concrete patio, side concrete drive with garage at rear.



16 and 18 Sadler St

Typical front gardens with limited planting, and boundary hedges. Street trees reasonably new.



Typical street profile of Sadler Street. However, in 2022 viewing of this street the Hamilton City Council street trees had been recently removed for footpath, kerb and channel replacement.



13, 15, and 17 Raymond Street

Example of three standard designs which include examples with original timber joinery, use of bricks and distinctive front wall chimney design.



19 Raymond Street, Fairview Downs

Common standard design using cement horizontal boarding and Huntly brick cladding and distinctive solid panel front door.



14 Thorpe Street

Boomerang form single storey standard home with Huntly brick and low-rise steel roof.



42 Hendon Road, Fairview Downs

Excellent example of subdivision standard design including angled siting.



50 Northholt Road, Fairview Downs

Another example with its original features including concrete patio.



31 Betley Crescent

Standard design with later conservatory [also now typical]. Angled to front boundary and within cul-de sac street.



60 Fairview Street

Simple design using horizontal boarding. Another example of houses being situated in an angled position on the site.

Appendix 2 - Further submissions in support

Plan Change 9. Further submissions – Niall Baker 199

Support [Fairview Downs HHA]

Further submission response #	Submitter name	Comments / reasons given
754526440	Jules Cairney 19 Thorpe Street Fairview Downs	<ul style="list-style-type: none"> • I agree that conserving historic buildings and preserving historic significance of certain areas reflects Hamiltons growth and development over many decades. • I also agree in principle to the classification of Historic Heritage Areas, but also oppose the limited reach of buildings and resources already identified. • Fairview Downs is an excellent example of a contained, suburban neighborhood that underwent development during the same period (early 1970's), giving the area a specific and historically relevant appearance. • New buildings will drastically change the visual and community feel of Fairview Downs. Typically, residents purchase their homes to live in and to enjoy the section sizes. Large blocks of units will have a detrimental effect on the visual appeal of the area, the sense of community, the quiet suburban lifestyle, the street access from additional vehicles, and last but not least, the value of the homes in this area.
987537407	Robin Grant Alley 49 Hendon Road Fairview downs	<ul style="list-style-type: none"> • I agree with the area he has indicated in his submission for HHA. I believe the area needs to be kept historic so there is original areas in Hamilton where families can still be families and the architecture of the area is unique for Hamilton. • We have Greenhill Park next to us as a positive unique area where some people want to live, but not exactly a Family friendly area with no section for family living or car parking, whereas Fairview Downs is where a Family can bring up Children with the back yard and Family Friendly area. And the price of Houses are affordable for a first home buyer with children.
208982241	Peter Phillips 6 Rutland St Fairview Downs	<ul style="list-style-type: none"> • A concerned citizen wishing to protect Notable Native trees that are over 50 years old thus preserving the natural and historical heritage of Hamilton City and Fairview Downs. I would also like to protect architecture of the 1970's which is throughout Fairview Downs which is of significance to Hamilton City and it's growth over the past 50 years.

Further submission response #	Submitter name	Comments / reasons given
		<ul style="list-style-type: none"> • Myself and my family have owned 6 Rutland Street, a Peerless Home, that has remained unaltered from a street perspective, since 1975. I purchased the house for \$23,500 with help of the State Advance Loan, which meant that you had to be married and it had to be your first house. • All of the houses around 6 Rutland Street when I purchased the property were also constructed by Peerless Homes and single story ranging from 2 to 4-bedroom homes with large front and back gardens, creating a community feel. I am concerned that this sense of community will be lost if developers are allowed to move in and intensify the lived environment of Rutland Street.
643859236	Deborah Fisher 80 Alderson Road Fairview Downs	<ul style="list-style-type: none"> • In general, protecting the historic area of Fairview Downs promotes the sustainable management of natural and physical resources under the Resource Management Act 1991 (“RMA”). It also meets the requirement to recognise and protect historic heritage (section 6 RMA). • Fairview Downs has a significant collection of 1960s and 1970s historic housing. The history of the area tells a story about the development of Hamilton City. • Heritage as it represents not only my childhood and youth but my children’s as well. • Since becoming aware of Niall's submission there has been an attempt by a few residents to reach out to the larger community to ascertain their thoughts. I have personally spoken to lots of residents and owners who fully support this. • A petition was made available for people to sign in support of this submission and is attached. With very limited time and manpower, we have collected almost 200 signatures, of these 121 are within the proposed HHA and 69 are current property owners within the area being requested as HHA.
110907092	Joe Kee 35 Hendon Road, Fairview Downs	<ul style="list-style-type: none"> • My observation is consistent with Niall’s; that this suburb contains a large collection of standard house design with distinctive single-story houses typical of the 1960s and 1970s. • Seeks the 8th extension be included as a new HHA. Rules be developed to maintain the character of the historic heritage area of the 1960s and 1970s.

Further submission response #	Submitter name	Comments / reasons given
		<ul style="list-style-type: none"> The proposed HHAs is minimal in respect of the overall Hamilton City area but it has the capacity to savour the historic essence of the city's development for future generations.

Appendix 3 - Fairview Downs Street naming

Fairview Downs – street naming

Street name	Year	Named by owner	Named after	Other notes
Ada Place	1998	Chedworth Park Ltd	grandmother's first name	
Alderson Rd	1936-40	A.J. Thompson	previous owner, Alderson family	
Aldona Pl	2000	Chedworth Park Ltd	owner's family	
Aldona Pl				
Aria Court	1998	Chedworth Park	a close friend	
Benson Rd				
Betley Cres	1970	Alf Steel,	previous owner, Betley Farm	Peerless Homes Ltd
Caistor Street	1962	D.M. McKenzie	RAF Caistor where he served during the war. Group of streets including	Hendon Rd, Caistor St and Reeves Cl. The group is south of Powells Rd which separates them from Fairview Downs - they are not Fairview Ds
Craig Place	1970	Alf Steel	Nephew, Craig Steel	
Drake Place				
Erika Place	1970	Alf Steel,	daughter, Erika Steel	Peerless Homes Ltd
Ernest Road	1998	Chedworth Park Ltd	grandfather of owner	
Fairview St	1967	Alf Steel	made the area sound more attractive	
Hendon Road	1962	D.M. McKenzie	RAF Hendon	he served in the Metropolitan Communications Squadron in the war. Group of streets including Caistor St
Kimiora Cl	1998	Chedworth Park Ltd	a close friend	
Newfield Dr	1998	Chedworth Park Ltd	The old fields of the developer	became the new fields of the subdivision.
Northolt Rd	1962	D.M. McKenzie	RAF Northolt	he served in there in the war. Group of streets including Caistor St
Plymouth Pl				
Pounamu Pl	1998	Chedworth Park Ltd	cul-de-sac in the shape developer's family's	greenstone pendant

Street name	Year	Named by owner	Named after	Other notes
Powells Rd	1917c	John Powell	said to have been formed by	Frederick & William Powell - maybe sons, to improve family farm access
Radiata St	1974	Alf Steel,	building theme	Peerless Homes Ltd
Raleigh Ave				
Raymond St	1970-71	Alf Steel, Peerless Homes Ltd	son	
Reeves Cl				
Riverton Pl				
Rogers Pl				
Rutland St	1970	Alf Steel,	randomly picked out of a book	Peerless Homes Ltd
Sadler St	1970	Alf Steel,	a company director	Peerless Homes Ltd
Sarindah Pl				
Smart Place	1974	Alf Steel,	wife's maiden name	Peerless Homes Ltd
St Kilda Pl	1962	D.M. McKenzie	farm he was from	
Terence St	1965	R.B. Lugton	Terence Daly partner	Daly Street was rejected by HCC
Thorpe St	1970	Peerless Homes	A. Thorpe insurance agent helped the company	

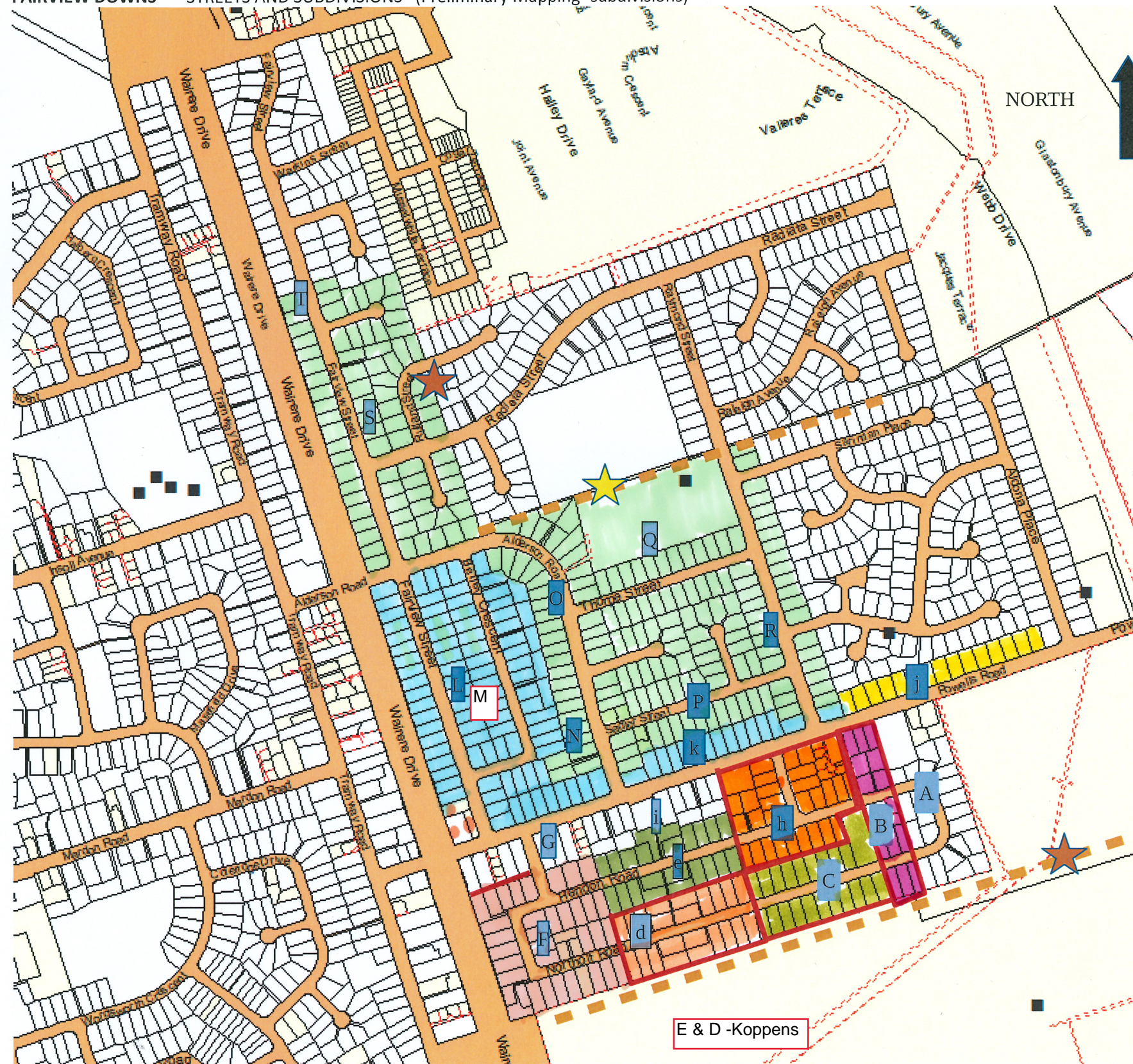
Source: https://www.wikiwand.com/en/List_of_streets_in_Hamilton,_Waikato#Fairview_Downs

Additional notes:

- I understand this information comes from the Hamilton Library who mostly obtained it from Alf Steel.
- Contrary to the table above, it is believed the Powell's Rd is named after Louisa and Thomas, not John Powell, who was Thomas's nephew and who owned a farm on Mardon Rd. The access road was for Thomas and Louisa's sons to get access to their farms.
- There appears to be a clear separation between Alf Steel's developments (north of Powell's Road) from the ones south of Powells Rd.

Appendix 4 - Historic subdivision map

FAIRVIEW DOWNS STREETS AND SUBDIVISIONS (Preliminary Mapping -subdivisions)



KEY (subdividers only)

A	MATTHEWS & HYDE & LUGTON LANDS 1986 DPS 4280
B	LYNBRAE LANDS 1971 DPS 15041
C	TUDOR HOMES 1968 DPS 12842
D	KOPPENS 1964 DPS 9588
E	KOPPENS 1964 DPS9019
F	D MCKENZIE 1961 DPS7598
G	MCKENZIE 1956 DPS 4662
H	LUGTON 1968 DPS 12159
I	KOPPENS 1963 DPS 8744
J	? DPS 91697
K	Betley Farm Ltd 1965 DPS 9810
L	Betley Farm 1966 DPS 11304
M	+ some Peerless 1969
N	Peerless 1969 DPS 13247
O	Peerless 1969 DPS13248
P	Peerless 1970 DPS 14226
Q	Steel & Paterson & Peerless 1971 DPS 14931
R	Steel & Paterson & Peerless 1971 DPS 14932
S	Peerless 1974 DPS 19125
T	Peerless 1978 DPS 26462

Notes:

- Several historic 19th century drains are known across the suburb dating from pre 1900, including one in Rutland Street & near south of Raymond Park.
- There were old farmhouses (19th century) and farm buildings which have not been identified but are known (potentially Hendon)



NZAA Archaeological site

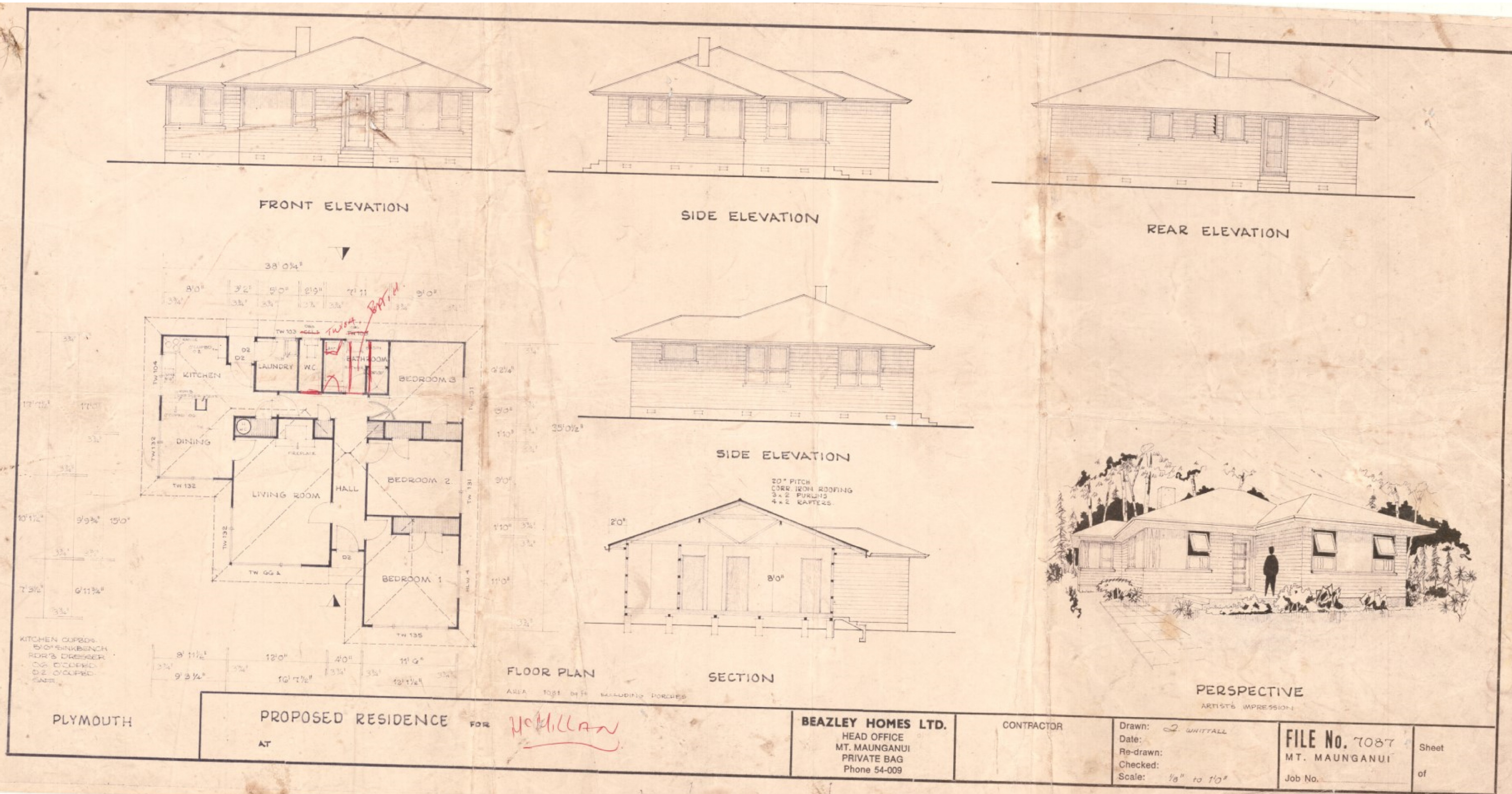


Known pre 1900 site



Appendix 5 - House Plans

41 Northholt Road - Beazley Homes



3 Raymond Street - Peerless Homes



PROPOSED RESIDENCE

FOR MR & MRS R. TAURANGA

ON LOT 166, D.P.S. 14932, RAYMOND STREET, HAMILTON

LOAN COPY

PEERLESS HOMES LIMITED

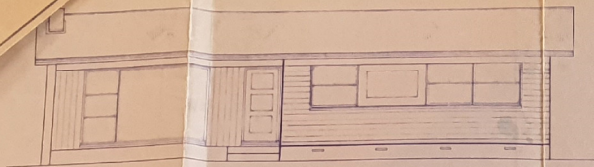


MEMBERS REAL
ESTATE INSTITUTE
OF NEW ZEALAND

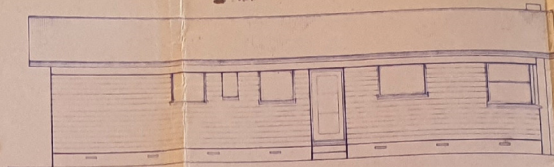
BUILDING CONTRACTORS and REAL ESTATE AGENTS
PHONE 84-994 6 ALMA STREET — HAMILTON P.O. BOX 310

Branch Office: PUKUATUA STREET, ROTORUA, PHONE 83-152, P.O. BOX 887

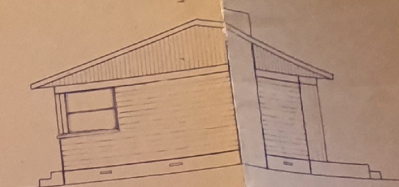




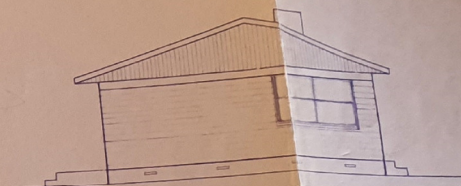
FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



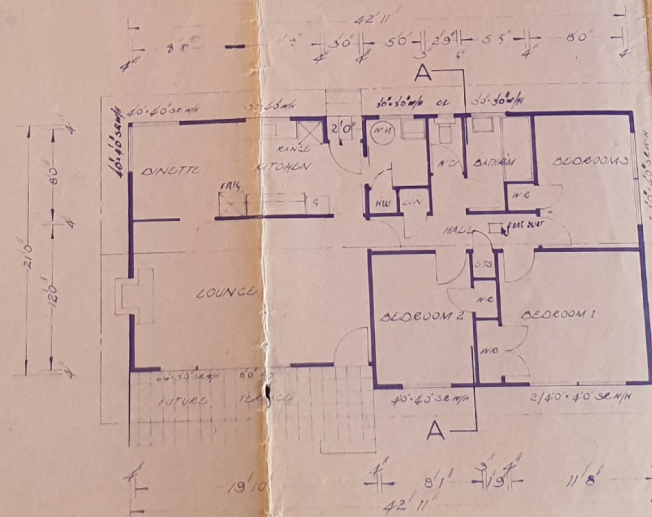
SIDE ELEVATION



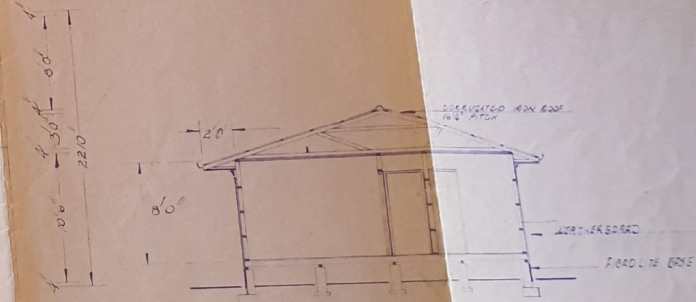
This PLAN is COPYRIGHT



FOUNDATION PLAN



FLOOR PLAN



SECTION A-A.

Peerless

JOB No.

934

PLAN No.

67/5

AREA

sq. ft.

PROPOSED RESIDENCE
FOR:

Mr & Mrs R TAURANGA

RAYMOND STREET

AT

HAMILTON

SECTION

Lot No. 166 Area 24.07

D.P.S. 14932

Contract Price

Date

Signed

Owner

Signed

PEERLESS HOMES

PLAN PREPARED BY

DRAWN BY

PSamuel

DATE

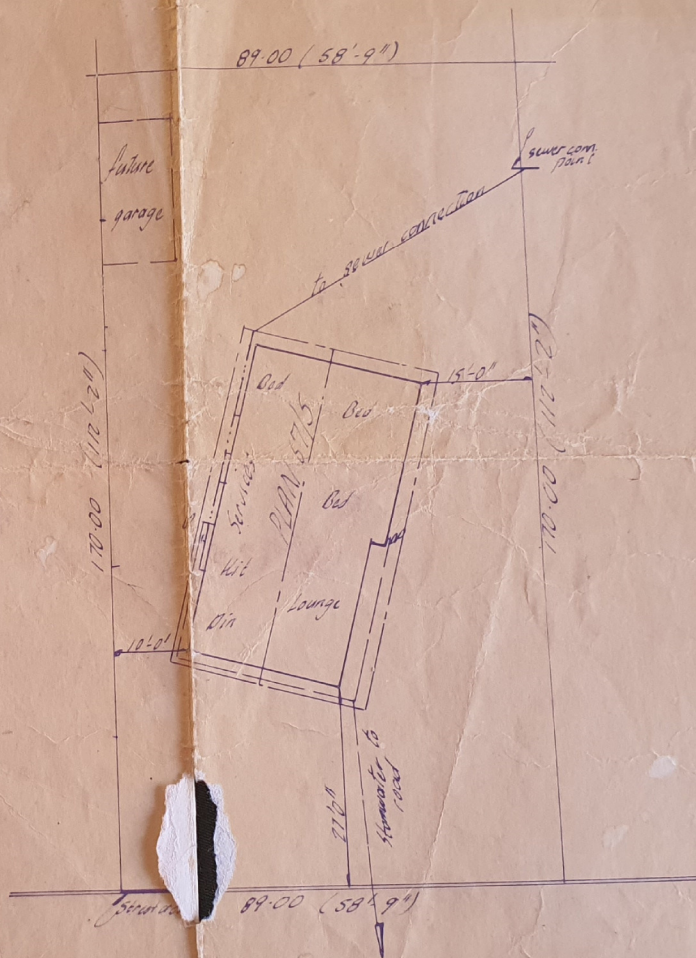
2/8/72

AMENDMENTS BY

DATE

SCALES

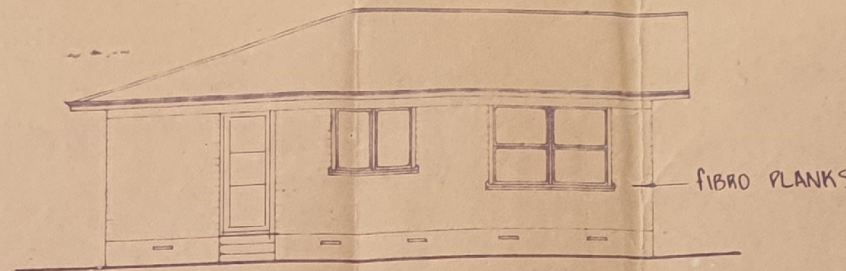
1/16" = 1'-0"



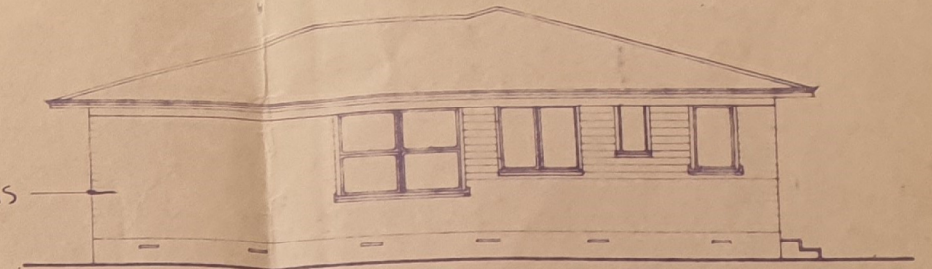
26 Raymond Street - Peerless Homes



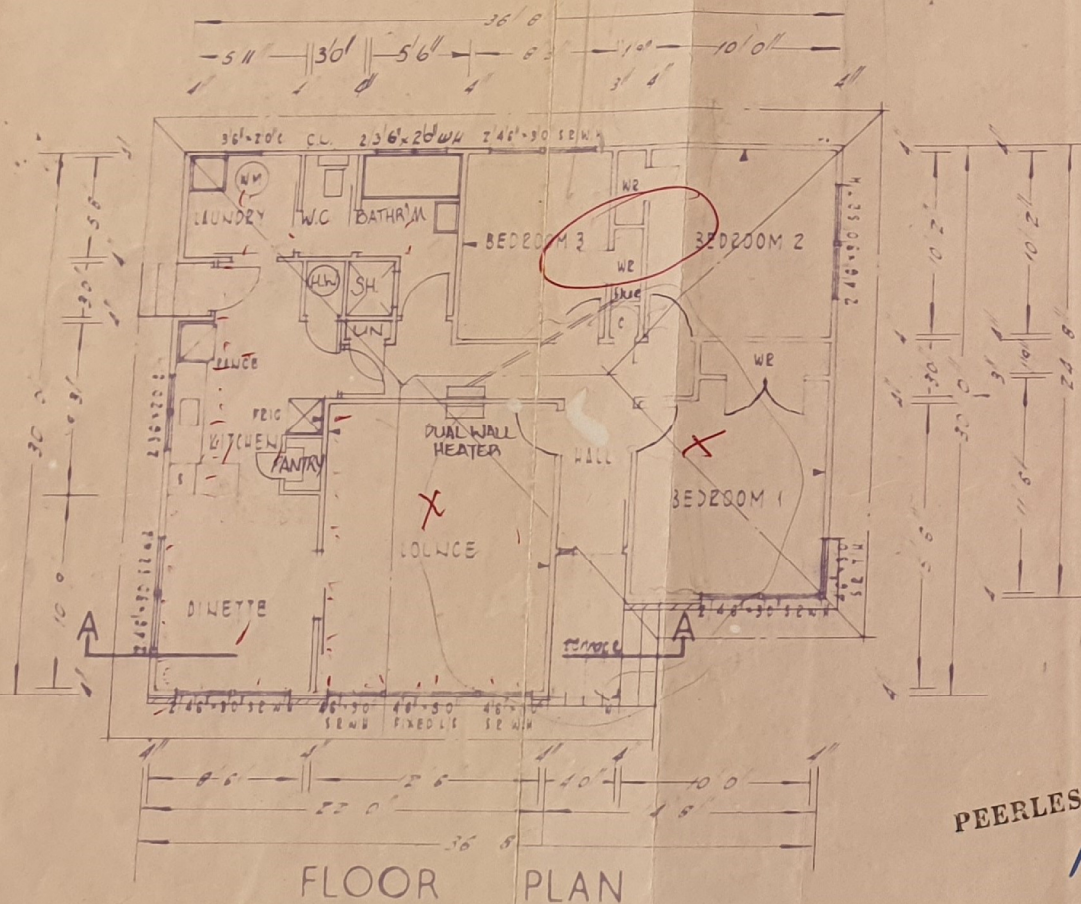
FRONT ELEVATION



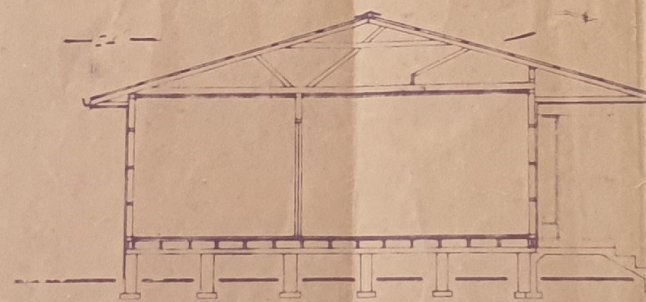
SIDE ELEVATION



BACK ELEVATION

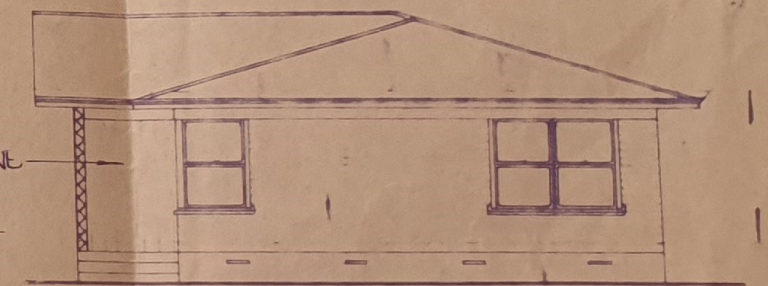


FLOOR PLAN



SECTION A-A

CORRUGATED IRON ROOF
16:40 PITCH



SIDE ELEVATION

PEERLESS HOMES LTD.

AREA 1020 SQ FEET

SCALE

PROPOSED RESIDENCE FOR

PEERLESS HOMES

JOB No 819

PLAN No

8 FEET TO 1 INCH

AT LOT 246 D.P.S. 14931

Raymond St,

HAMILTON

10

Peerless HOMES

18 Sadler Street - Peerless Homes

36475

RECEIVED

13 JUL 1971

P1

CITY OF HAMILTON

APPLICATION FOR PERMIT FOR SANITARY, PLUMBING AND DRAINAGE WORK

To the HAMILTON CITY COUNCIL:-

I, the undersigned (name in full).....*G. A. Haynes*.....

of (address).....*Box 203*.....

Ham. Ont.

heroby made application for permission to carry out the work prescribed herein, and as set out in the plans attached hereto, at the premises situated in.....*14 Sadler*.....

Street/Read being Lot.....*161*.....

of Section.....*D.P. 14.22.6.*.....

Name and address of owner of premises.....*Mr. Sutherland*.....

Hamilton

Nature of Work.....*Lower S.W. drainage to new dwelling*.....

Value of proposed work including materials

\$ c

(a) Plumbing

(b) Drainage (including stormwater)

200-00

.....Regd. No.Licensed Plumber

.....Regd. No. *G. A. Haynes*.....Licensed Drainlayer

Dated this.....*13th*.....day of.....*July*..... 1971...

See 36187

BP 53261

PERMIT NO:
36475

Sadler St.

18 SADLER STREET
LOT 161
DPS 14226

18

14.5

12

18

14.5

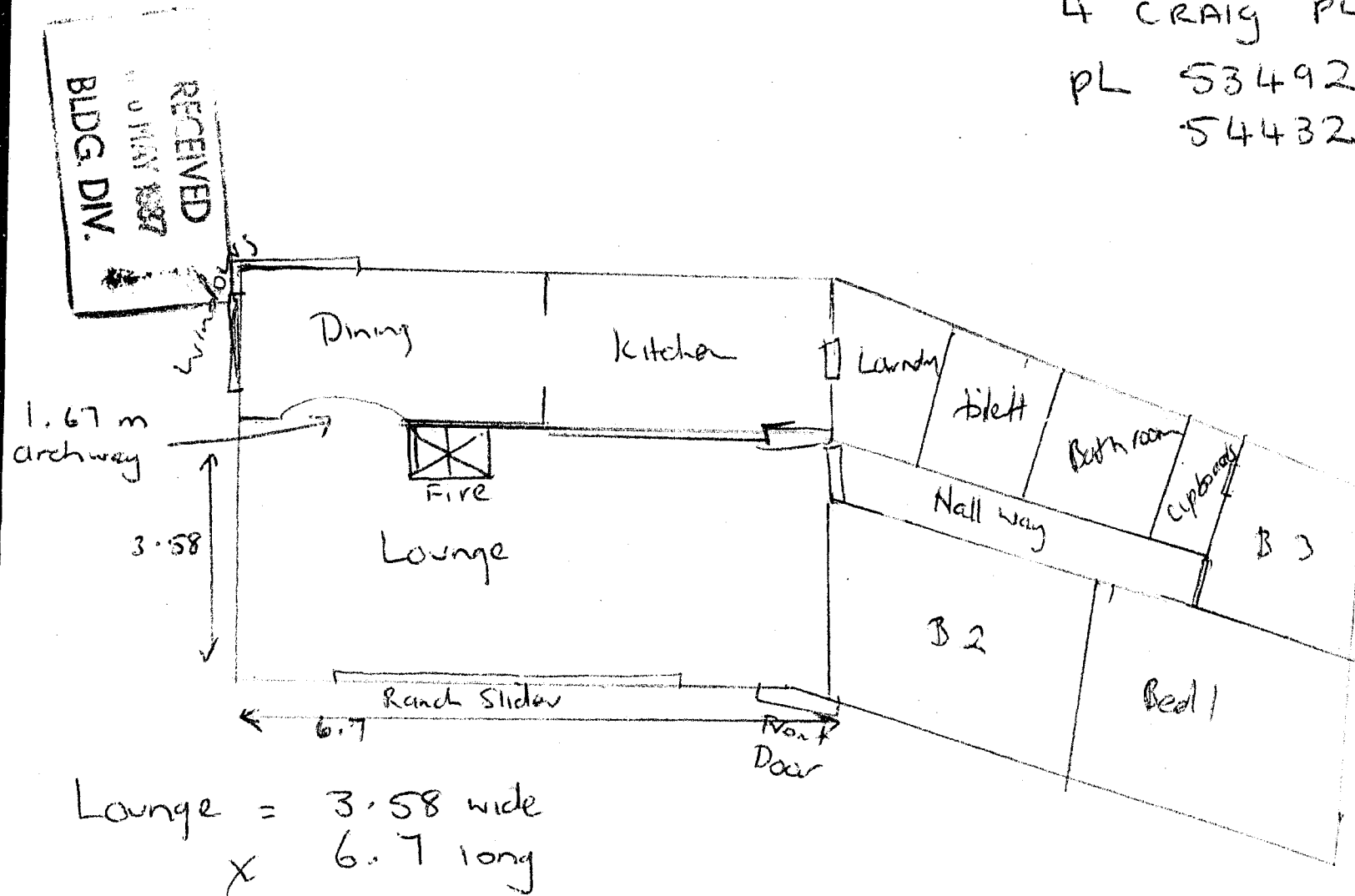
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30

18

4 Craig Place - Peerless Homes

S. M. THOMAS
4 CRAIG PLACE
PL 53492 Home
54432 work.



36203

RECEIVED
28 MAY 1971

CITY OF HAMILTON

APPLICATION FOR PERMIT FOR SANITARY, PLUMBING AND DRAINAGE WORK

To the HAMILTON CITY COUNCIL:-

I, the undersigned (name in full)..... *G. A. Haynes*.....
 of (address)..... *Box 209*.....
 *Hamilton*

hereby make application for permission to carry out the work prescribed
 herein, and as set out in the plans attached hereto, at the premises situated
 in *4 Craig Place*..... Street, being Lot..... *172*.....
 of Section..... *D.P. 14226*.....

Name and address of owner of premises..... *Mrs. B. Greene*.....
 *Hamilton*

Nature of Work..... *sewer & SW drainage to new dwelling*.....

Value of proposed work including materials \$

(a) Plumbing

(b) Drainage (including stormwater)

700-00

..... Regd. No. Licensed Plumber

..... Regd. No. *G. A. Haynes*..... Licensed Drainlayer

Dated this..... *28th*..... day of..... *May*..... 1971...

53064
6
2
650

P1 Permit

HAMILTON CITY COUNCIL

CITY ENGINEER'S DEPARTMENT

PLUMBING AND DRAINAGE DIVISION

DRAIN PLAN FOR:

Permit No.: *36203*

Lot No. *172* D.P. No. *14226* Street: *4 Craig Place*

Owner: *Mrs. B. Greene* Address:

Type of Building: *Private Dwelling*

Drainlayer: *G. A. Haynes* Address: *Box 209 Hamilton*

Date of Inspection: *2-5-71*

NOTE:—Drain plans to be drawn in ink on the reverse side of this form shall be as hereunder:—

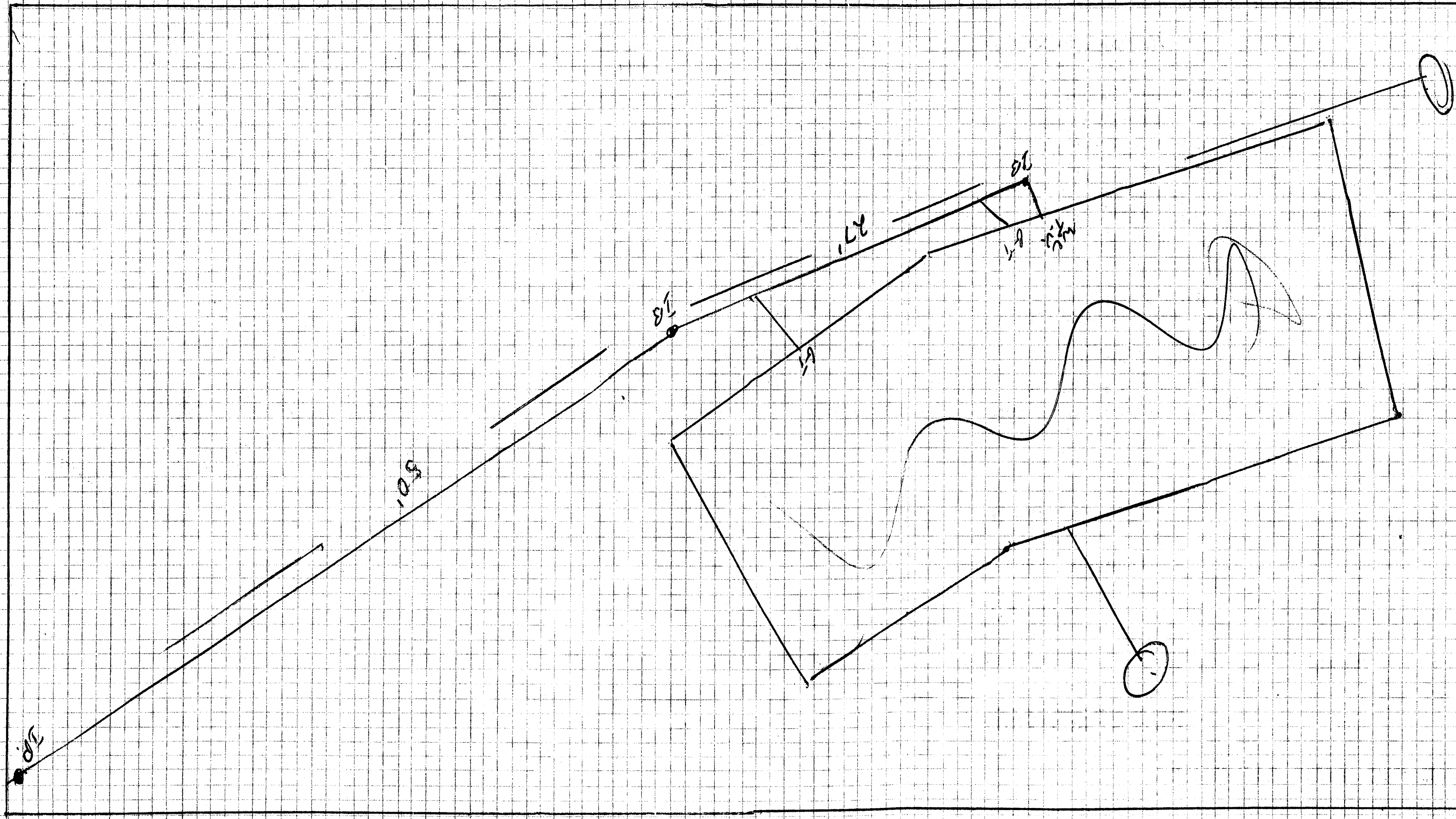
1. Drawn to a scale of $\frac{1}{4}$ in. to 1 ft. unless otherwise agreed upon by the Inspector.
2. New sewage drains to be drawn in red ink; existing sewage drains in full black, where position is known.
3. New stormwater drains are to be drawn in green ink; existing stormwater drains in dotted black, where position is known.

The plan shall also include:—

- (a) The details of the whole or part of the building, etc., to be drained.
- (b) The correct position of the whole or part of the building to be drained in relation to the nearest front and side, or rear and side, boundaries.
- (c) The correct position of the drain in relation to the building and the boundaries.
- (d) The gradient(s) of drain.
- (e) Where the street frontage lies.
- (f) The approximate north point of the site.

Inspector's Report:

4 Long Place



4 Craig Place

10 Smart Place - Peerless Homes

Peerless

PROPOSED RESIDENCE FOR RICHARDS TERRACE
AT SMART PLACE, HAMILTON

SECTION
20
720-4-1
19125
Date
Signed
Owner
PEERLESS HOMES

DESIGNED BY
Date
DRAWN BY
5-5-75

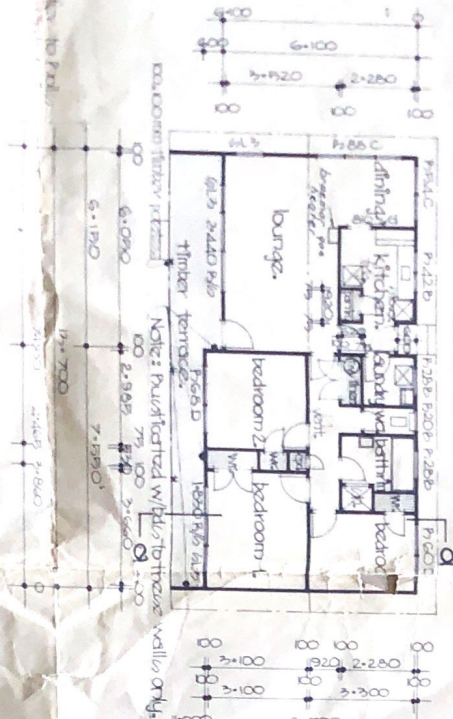
AMENDMENTS BY
DATE
5/5/75
SCALE
1:100

PLAN No.
7584
AREA
8801 m²

SHT
OF

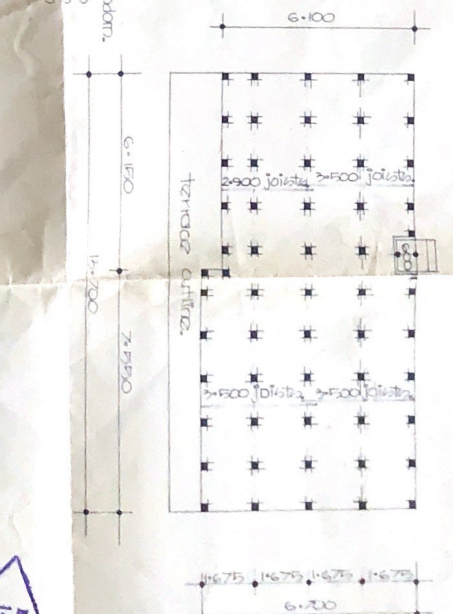
JOB No.
1328

Floor Plan.

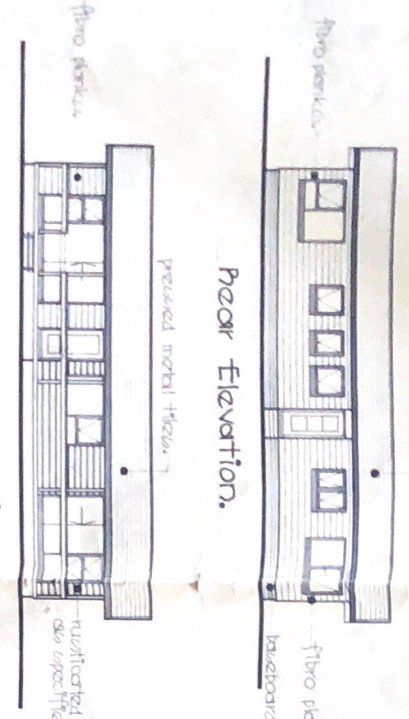


Sub floor Quantities:
100 x 75 beam - 75 m R.C.P. random,
150 x 50 joists - 5.4 @ 2.500
150 x 25 stringing joists - 70 m
200 x 150 piers - 7.5

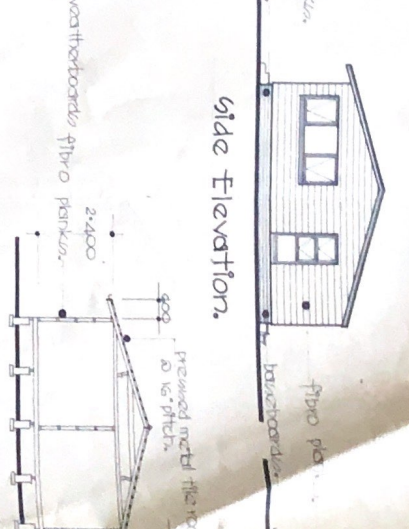
Foundation Plan.



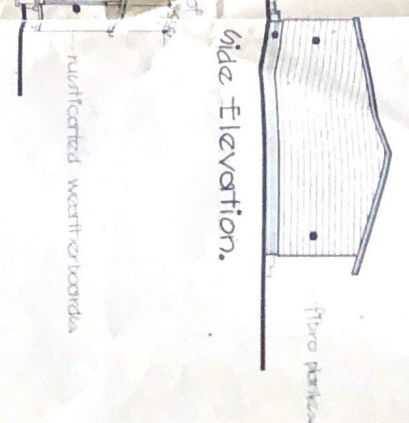
Front Elevation.



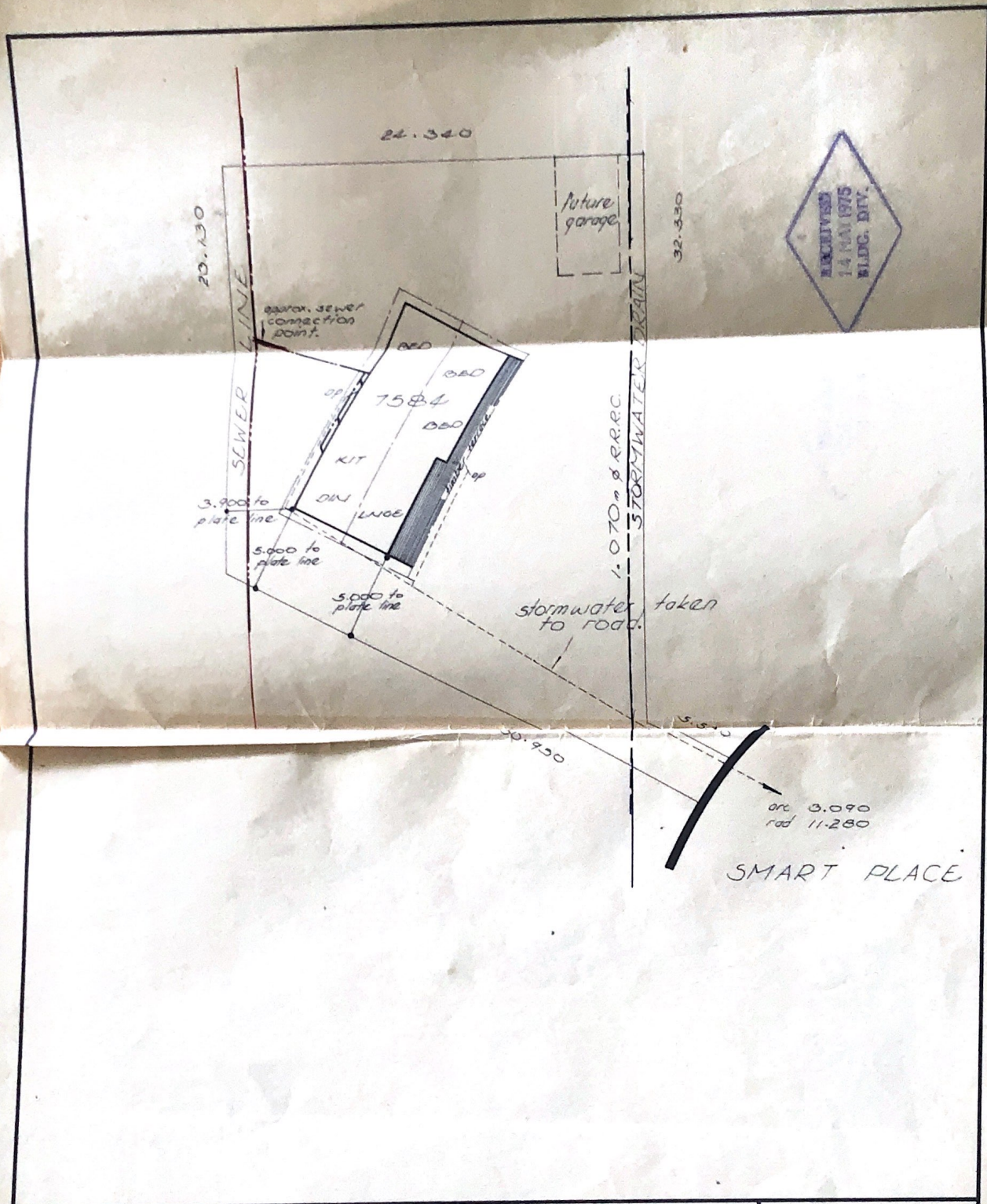
Side Elevation.




Side Elevation.



RECEIVED
14 MAY 1975
BDDC. DRY.



	PROPOSED RESIDENCE FOR: <u>PEERLESS HOMES LTD.</u>			SECTION Lot No. <u>28</u> Area <u>730 m²</u>	
	AT <u>SMART PLACE, HAMILTON</u>			D.P.S. <u>19123</u>	
Contract Price _____ Date _____	DESIGNED BY: _____ Date _____	AMENDMENTS BY _____ Date _____	PLAN No. <u>7504</u>	SHT _____ OF _____	JOB No. <u>1328</u>
Owner _____ Date _____	DRAWN BY: <u>J. Samuel</u> Date <u>6/5/75</u>	SCALES <u>1:200</u>	AREA <u>88.1 m²</u>		

Appendix 6 - Petition of Deborah Fisher - Further submission

17 November 2022

TO: Hamilton City Council

Email: haveyoursay@hcc.govt.nz

Dear Sir/Madam,

- 1.0 This is a further submission on the Hamilton City Council District Plan Change 9 (PC 9) in support of Niall Baker's submission number 199 that the Older 60s and 70s era housing area of Fairview Downs be a Historic Heritage Area.
- 2.0 Deborah Fisher. My husband and I own the property at 80 Alderson Road, Fairview Downs. I have lived here for the last 23 years.
- 3.0 We have an interest that is greater than the general public.
- 4.0 Our property is within the area the submitter has requested become a Historic Heritage Area (HHA). We are therefore directly affected by the decisions on Plan Change 9 that affect our property.
- 5.0 I **wish to be heard** in respect of this submission.
- 6.0 If others make a similar submission, I will consider presenting a joint case with them at a hearing.
- 7.0 In general, protecting the historic area of Fairview Downs promotes the sustainable management of natural and physical resources under the Resource Management Act 1991 ("RMA"). It also meets the requirement to recognise and protect historic heritage (section 6 RMA).
- 8.0 HCC have designated Historic Heritage Areas where places are historically significant to the development of the city. Fairview Downs not only represents the changing suburban form and dominance of the private car but also a collection of houses representing key Waikato builders and construction companies. The area remains relatively untouched from further development and the streets, houses, sections and density is consistent with the requirements for Historic Heritage.
- 9.0 I grew up in Northolt Road, Fairview Downs with my siblings after my parents built their first home in 1972, I was 2 years old.
- 10.0 It was a time when Boomers were having families and the government helped many low-income families to own their own home. It was the time of "think big", private cars, carless days, fondus, latchkey kids, changing social norms and optimism.

- 11.0 Almost all the local kids either walked or biked to Insoll Avenue Primary as there was usually only one car and Dad took it to work. Mum was at home when we finished school early and unexpectedly with "Wet days" (shortened lunchtimes when it rained) or we had keys and the freedom of being unsupervised. We played at the parks, visited each other's homes and roamed relatively freely and safely so long as we were home before dark and someone knew where we were going. Raymond Park was much smaller with a line of large trees and a stream on the farm boundary that many of us played in and the Wagon at Northolt Park was new.
- 12.0 Fairview Downs has always had the feeling of a community that is welcoming and looks out for each other probably because for decades most of Hamilton were ignorant of the little suburb surrounded by farmland on the city boundary and as a result it has remained largely untouched by development. We were city kids living in the country.
- 13.0 I have watched as we have slowly lost the quiet country feeling to development and instead of listening to distant trains and cows now hear traffic. Even with all the changes there is still a strong sense of community and echoes of a bygone era with some original families in the homes they built and many 2nd generationers like myself that have either moved back to the area or are living in the house their parents built.
- 14.0 While development, progress and change are inevitable I believe that the proposed 3x3 intensification will destroy much of the character and community feeling we currently have.
- 15.0 Fairview Downs has a significant collection of 1960s and 1970s historic housing. The history of the area tells a story about the development of Hamilton City. I also consider it my Heritage as it represents not only my childhood and youth but my children's as well.
- 16.0 Since becoming aware of Niall's submission there has been an attempt by a few residents to reach out to the larger community to ascertain their thoughts. I have personally spoken to lots of residents and owners who fully support this.
- 17.0 A petition was made available for people to sign in support of this submission and is attached. With very limited time and manpower, we have collected almost 200 signatures, of these 121 are within the proposed HHA and 69 are current property owners within the area being requested as HHA.
- 18.0 This shows **there is significant community support for the historic parts of Fairview Downs to be included as an HHA**. For many people the plan change / RMA process is not familiar to them so for almost 200 people in our community to engage with this and support the submission is huge. The Council needs to take notice.
- 19.0 I know there is also much more support within the community for this, and if time allowed, I could go further. With this in mind, I request the Council do whatever is needed to accept this submission.

ADDRESS FOR SERVICE:

80 Alderson Road, Fairview Downs

Email deborahfisher.hamilton.nz@gmail.com

Yours sincerely,

Deborah Fisher

HAMILTON CITY COUNCIL PLAN CHANGE 9 – HISTORIC HERITAGE

Fairview Downs was built in the late 1960s and early 1970s by Peerless Homes, Beazley Homes and others. Fairview Downs has an important history of housing being built most by private group builders on the edge of Hamilton City, in a suburb surrounded by farmland on three sides. In the old streets of Fairview Downs are still original owners - from fifty years ago.

A Historic Heritage Area has been put forward for Fairview Downs. This shows our suburb has historic heritage significance to the development of Hamilton City and has heritage values.

Hamilton City Council have designated Historic Heritage Areas where places are historically significant to the development of the city including representing:

- The construction company era
- The dominance of the private car and changing suburban form

and there is consistency in physical and visual qualities

- A consistent Street/Block Layout
- Consistent Street Design
- Consistency in Lot Size, Dimensions and Development Density, including shape and size of sections

Fairview Downs fits this criterion. Fairview Downs was formed when private building companies started developing land in the late 1960s as the government housing schemes came to an end. Being on the edge of Hamilton City, residents had to rely on private car to get around. It represented the changing suburban form.

The area south of Powells Road was developed in 1962 by D.M. McKenzie. To the north of Powells Road, was turned into housing between 1970 and 1974 by Peerless Homes Ltd., owned by Ernest (Alf) Steel.

There is consistency in what exists today, many houses are similar, e.g., Huntly brick, single storey houses, many with similar layouts. Most sections are the same size. The older houses are typically around 100sqm2 size.

Fairview Downs was a private development. In the late 1960s and early 1970s as Fairview Downs was developed, major building companies offered standard housing designs which were typically single storey 3-bedroom homes. These builders were all a big contributor to Waikato housing heritage and potentially of regional significance as a group.

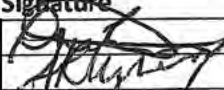

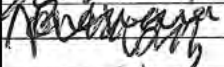

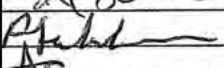

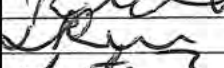
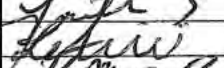
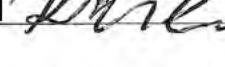
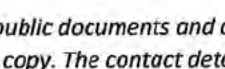
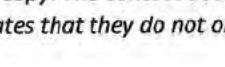



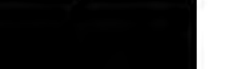
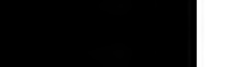
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Fairview Downs is to be rezoned for medium density housing where 3 housing units, up to 3 storeys high can be built on properties. The heritage will be diminished. The character and values of our suburb will be lost.

We believe it's vital this important area of historic housing from the 1960s and 1970s is protected and therefore support a Historic Heritage Area being introduced in this area of Fairview Downs.

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Name	Address	Signature	Resident	Owner
Wendy		Wendy	✓	
Emily		Emily		✓
Sharon		Sharon	✓	✓
Marie		Marie	✓	✓
Sharon		Sharon	✓	✓
Debbie		Debbie	✓	

Name	Address	Signature	Resident	Owner
Aimee			✓	
ANDREW			✓	
Christine			✓	
Zach V			✓	
Olivia R			✓	
Nathan Nozka			✓	
Hitesh			✓	
Kathy				
Phillip				
Harun			✓	
Aimee Gaud			✓	
Rodney Milne			✓	
Lisa			✓	
Faith Acha			✓	
Je Hinni				✓
Koreena				✓

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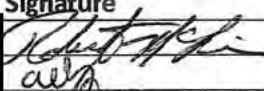

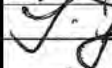



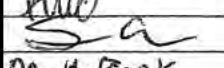
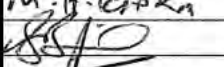

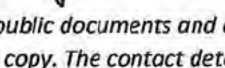
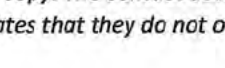





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Name	Address	Signature	Resident	Owner
James Hayward			-	No
Paul Hyl			✓	✓
Rob Wake			✓	
Yenise Sans			✓	
Antonio W			✓	
Jeffrey Arthur			✓	

Name	Address	Signature	Resident	Owner
Robert McLean			✓	
Andre v.v			✓	
Maria			✓	
Richard			✓	no
John			✓	✓
Sharlai			✓	
Sherman			✓	
Tia			✓	
Amber			✓	
Krystal			✓	
Christine			✓	✓
Danae Anha			✓	
SKONNIGRAH			✓	✓
Misty Enok			✓	
Shawleen Rai			✓	✓
Cules Canton			✓	✓

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Name	Address	Signature	Resident	Owner
Mrs Taighe			✓	

Name	Address	Signature	Resident	Owner
D. R. Ma		D. R. Ma		✓
m wagner			✓	✓
Kanta Kumar			✓	✓
Waikana		Waikana	✓	
Tony Spic			✓	✓
Chelsea Wilks			✓	
C. R. FROMONT		FROMONT	✓	✓
Rob Park			✓	✓
Devin			✓	
Mumukshu		Mumukshu	✓	
Kaewyn Owen				✓
K. Hahira			✓	✓
Sarah Hudson			✓	
adlin			✓	
T. Tanhara			✓	
Louise McD				✓
Paul McC			✓	✓
K. J. Smith			✓	
J. McRAY		J. McRAY	✓	✓
H. O'Garra		H. O'Garra	✓	✓
Helen Muller			✓	

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Name	Address	Signature	Resident	Owner
Carol Haden			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Dawn Calver			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Amy Taylor			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Name	Address	Signature	Resident	Owner
Walter Koon				
APRON 1				
Kay				
Thomas			✓	
M. Redhead				✓
Robey				✓
Tina Kea				✓
Bencaney				
Jasmine				✓
K Rollo				✓
O Rollo				✓
J Bracke				✓
Jia			✓	
Margaret				
Jane			✓	✓
Judith				✓
Rachel				✓
Stacey			✓	
Donna			✓	
Jay			✓	✓
Emily				
Kathleen				

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Fairview Downs was built in the late 1960s and early 1970s by Peerless Homes, Beazley Homes and others. Fairview Downs has an important history of housing being built most by private group builders on the edge of Hamilton City, in a suburb surrounded by farmland on three sides. In the old streets of Fairview Downs are still original owners - from fifty years ago.

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Hamilton City Council have designated Historic Heritage Areas where places are historically significant to the development of the city including representing:

- The construction company era
- The dominance of the private car and changing suburban form

and there is consistency in physical and visual qualities

- A consistent Street/Block Layout
- Consistent Street Design
- Consistency in Lot Size, Dimensions and Development Density, including shape and size of sections

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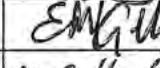

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Name	Address	Signature	Resident	Owner
Sarah Gill			<input checked="" type="checkbox"/>	
Bob Gill			<input checked="" type="checkbox"/>	
Karla Callaghan			<input checked="" type="checkbox"/>	

Name	Address	Signature	Resident	Owner
Niolani Finan		[Signature]	✓	
Jack Eicklen		[Signature]		
John Row		J R Rowland	✓	
Dave Sca		[Signature]		
John Low		[Signature]	✓	
Kulan Payne		[Signature]		✓
Dele Randon		[Signature]	✓	
Riston Hoban		[Signature]	✓	
Stephen H. Land		SDY Land	✓	
Tyson Payne		[Signature]	✓	
Nirwane Fank		[Signature]	✓	
David Chas		[Signature]	X	✓
Darren Galge		[Signature]	✓	X
Cape-Nabition		Cape-Nabition		✓
Dakota Peter		[Signature]		✓
Mutt Clark		[Signature]		✓
B. Linwood		[Signature]		
S. Vothrad		[Signature]		
Stacy Rowland		S. Rowland	✓	
Toia Chase		[Signature]	✓	
C. Tahere		[Signature]	✓	
R. Toms		[Signature]	✓	
Irene Kumar		[Signature]	✓	

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Name	Address	Signature	Resident	Owner
DAVE			<input checked="" type="checkbox"/>	
BRUNETTE			<input checked="" type="checkbox"/>	
DAN				<input checked="" type="checkbox"/>

Name	Address	Signature	Resident	Owner
Deirdre Cuthbert				✓
FRANCINE A WELSH				✓
Cyprus			✓	
Morris				✓
Olga Mori				✓
Clifford Jacobs				✓
Diana Ward			✓	
Francis duhal				✓
Isa Marti				✓
LEONARD MACILLAN			✓	✓
Kara Callaghan			✓	
Anna Clarke			✓	✓
SANORA DAVIS			✓	✓
Ben Farnworth			✓	✓
Janine Moore				✓
Tracey Marti				✓
Paula Ranga			✓	
LSS Dempsey			✓	
Peter Phillips				✓
Dianne Kivels				✓
Vivian Tynell				✓
Kelly Clark			✓	
Colleen				✓
Herbert				

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


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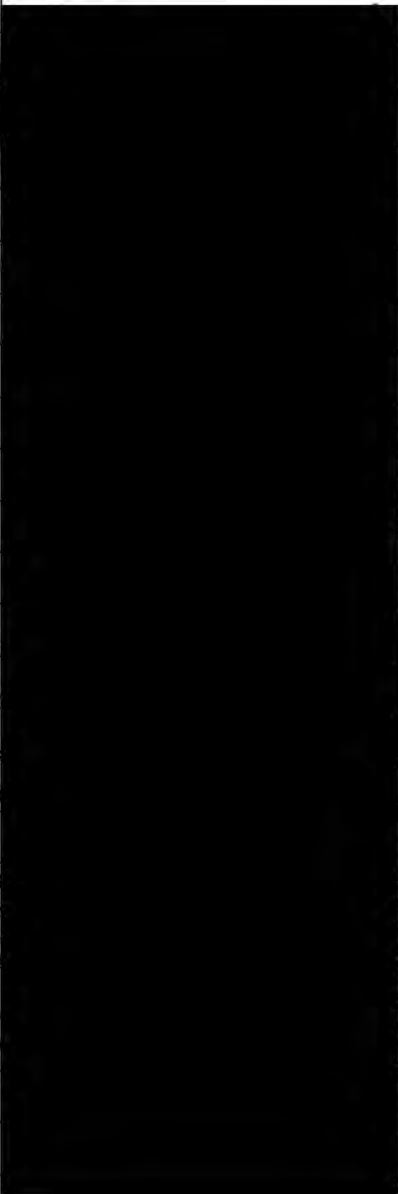






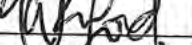
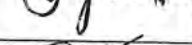

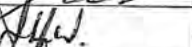


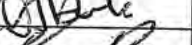



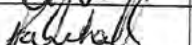



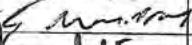

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Name	Address	Signature	Resident	Owner
Kerry Ford			✓	✓
Tim Mackay			✓	
Kesteli TV			✓	

Name	Address	Signature	Resident	Owner
Sitiveni Finau			✓	
Tearani Mangi			✓	
Tania Nathan			✓	
W. H. H. H.			✓	
Roger Jensen			✓	
William Rutherford				✓
Chris Koon				✓
W. W. W. W.			✓	
John I. I.				
D. H. H. H.				✓
KHAN: F			✓	
Louys Tipere			✓	✓
MAEUEA TOTE				✓
Patricia Nicholas				✓
James Fakava				✓
Manu H. H.				✓
George				✓
William			✓	
PAUL FATA				✓
James Nivata			✓	
Sandra Luvacoi				✓
Qui Wae				✓

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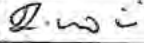
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Name	Address	Signature	Resident	Owner
Jonathan S				✓
Chris S				✓
Debbie W			✓	

Dede L. 

Name	Address	Signature	Resident	Owner
Dede Lowe		D. Lowe		
Donna Meyer		D. Meyer		✓
Christine Vincent		Christine		✓
Kinda Gibson		Kinda		✓
LISA		Lisa		✓
Aves		Aves		
Abigail		Abigail		✓
J Gibson		J Gibson		✓
J. Englisch		J. Englisch		✓
D. Jago		D. Jago		✓
M. Louter		M. Louter		✓
J. CAIRNEY		J. Cairney		✓
G. Richardson		G. Richardson		✓
K. McKinnon		K. McKinnon	✓	
C. Gowler		C. Gowler		✓
L. Pulman		L. Pulman		✓
T. Davis		T. Davis		✓

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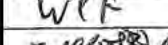
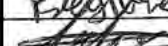

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Name	Address	Signature	Resident	Owner
Reynolds			✓	
Ross Wm				
Wade			✓	
Breck			✓	
Deborah Fie			✓	✓

Appendix 7 - Expert evidence, Laura Kellaway

BEFORE THE HEARING PANEL

IN THE MATTER of the Resource Management Act
1991

AND

IN THE MATTER Proposed Plan Change 9 to the
Operative Hamilton City District Plan

AND

IN THE MATTER Session 1 Historic Heritage Areas

STATEMENT OF EVIDENCE OF LAURA LIANE KELLAWAY

ON BEHALF OF NIALL BAKER # 199

DATED 28 04 2023

INTRODUCTION

1. My name is Laura Liane Kellaway. I hold a Bachelor of Architecture Degree and a Master of Architecture Degree from the University of Auckland. I am a member of ICOMOS New Zealand. I am a registered Architect and a Fellow of the New Zealand Institute of Architects. I have practised for over thirty years specialising in heritage with experience in the building, heritage consultancy and architecture. I am a Waikato based Historian.
2. As a long-term resident of Hamilton, I am familiar with both Hamilton and the greater Waikato region.
3. I am acting on behalf of Niall Baker, submitter #199.
4. My practice involves architecture and assessing and addressing heritage-related and architectural issues in New Zealand, and includes submitting to Hamilton City Council District Plans since 1991. I have been engaged as an expert witness. I have worked with a range of councils, including as Conservation Architect for Heritage New Zealand Pouhere Taonga. I have been involved in identifying and assessing historic heritage in New Zealand, including the Waikato, for over thirty years, and assisting heritage owners. I have provided advice on character areas and historic areas since the 1990s and prepared conservation plans for historic areas including the Waihi Railway Historic Area.
5. I have written and reviewed statements about physical heritage as a means of establishing heritage values, reviewed building developments, participated in heritage studies, written Conservation Plans and been involved in historic and character areas in New Zealand for over 30 years. I was the Conservation Architect for Heritage New Zealand Central Office for a period of four years, which included reviewing historic areas and as part of the team involved with preparation assisting the Wellington City Council with character and heritage review. Part of my role was assistance and review of consents for district and regional council historic areas including the Jackson Street Historic Area, Petone, and Cuba Street Area Wellington.
6. In 1998 I was involved with the Waikato Heritage Study, with Dinah Holman, a heritage study, which looked at the Waikato region, including themes and potential heritage areas.
7. I am familiar with the existing Special Character Areas proposed as Historic Heritage Areas and associated histories over a 35-year period, including Frankton Railway Village, Hayes Paddock, Claudelands West, and Hamilton East. I am aware of a number of the proposed areas. I was a member of the South End heritage group which initiated the proposed historic South End historic area in the 1990s and contributed to the associated South End heritage guide, which is forms part of the proposed Victoria Street HHA.
8. I carried out site visits to the proposed HCC HHAs over several days in March 2023. I also took part in the expert conferencing event on 17 March 2023 and confirm my agreement to the content of the Joint Witness Statement but noting my conflict in relation to a personal submission, and former member of the Waikato Heritage Group.

CODE OF CONDUCT

9. I am familiar with the Code of Conduct for Expert Witnesses (Environment Court Practice Note 2023) and although I note this is a Council hearing, and agree to comply with this code.

The evidence I will present is within my area of expertise, except where I state that I am relying on information provided by another party. I have not knowingly omitted facts or information that might alter or detract from opinions I express.

10. I have relied on evidence provided by Ms Lyn Williams in my assessment.

SCOPE OF EVIDENCE

11. The scope is limited to Fairview Downs as a proposed historic area requested by Niall Baker. The summary of submissions for Plan Change 9 states the submitter *“seeks the inclusion of a Fairview Downs HHA”* on the grounds that the Fairview Downs area has *“a reasonably contiguous area that typifies the development patterns, site and street appearance, and architecture of large scale private residential construction companies from the mid-1960s and 1970s”*. Mr Baker seeks the inclusion of a Fairview Downs HHA which includes Sadler Street, Alderson Road, Betley Crescent and Raymond Streets.
12. My statement includes a report on Fairview Downs in regards a proposed historic heritage area, to support my expert statement. I have prepared the Report on Fairview Downs (April 2023) with underlying historical research provided by Ms William. The Historical Study for Fairview Downs is appended in Appendix 1.
13. I have completed a visual street assessment over two weeks in March and April, walking through the streets. The report includes comments on the initial Knott Street analysis for consistency, the amended criteria of development periods provided by Mr Knott and the Waikato Regional Heritage Assessment criteria.

EXECUTIVE SUMMARY

14. Fairview Downs is located on the eastern side of the city, near Ruakura.
15. The area was first developed in the 1870s as farmland, following confiscation from Ngati Wairere in the 1860s.
16. A Fairview Downs Historic Heritage Area (HHA) was proposed by Niall Baker, a resident, as a historic heritage area, however has not met the initial assessment criteria for inclusion.
17. The initial streets assessment undertaken by Mr Knott divided up the area into blocks of streets. Under consistency the scores were from 1.5 to 3/7. (Appendix 3)
18. A revised assessment has been undertaken by myself and is provided along with a proposed extent for a Fairview Downs Historic Heritage Area, which includes a substantial portion of Fairview Downs.
19. Fairview Downs (1960s-1975) is in my view was representative of the initial themes below which has local historic heritage significance to the development of the city including:
- a) of comprehensive state housing schemes and control by the State Advances Corporation – with a small area of unusual Maori Affairs in Caistor Place designed to blend into new suburb i.e., not state types)
 - b) The construction company era (1960s-1975); and
 - c) The dominance of the private car and changing suburban form (1960s-1975)

20. Fairview Downs (1960s-1975) is in my view was representative of the proposed development period of Early Post War Expansions (1950 to 1980) , which has local historic heritage significance to the development of the city.

21. It is zoned for General Residential general in the Operative District Plan. It has a small suburb set of shops built after 1975.

BACKGROUND

22. Fairview Downs is a 1960s and 1970 housing suburb in the eastern rural edge of the city until recently it has been bound on three sides by rural land. Fairview Downs covers 1.12 km² (0.43 sq m) and had an estimated population of 3,520 as of June 2022, with a population density of 3,143 people per km². In 2018 there were 1,068 private dwellings¹.

23. The following map shows the location of the suburb of Fairview Downs.



1 <https://www.stats.govt.nz/tools/2018-census-place-summaries/fairview-downs#dwelling-counts>



24. An area inclusion of the city boundary extensions 7 and 8 was outlined in Mr Baker's original submission as indicative of a historic heritage area. However, from research parts of extension 9 were built by 1975.
25. The suburb includes historic home, and sets of builder housing based on standard plans and mass-produced components. The majority of the housing was built from 1965 to 1975 under Peerless to the north and under a range of companies in the south, including a small group of Maori Affairs homes. There have been few changes and infill is limited, along with any new town houses until recently.
26. The proposed Fairview Downs Historic Area is approximately 400 houses, streets and two parks. Included in the proposed area are a range of streets, the houses, two parks and a historic farm house. 1960s and 1970s Peerless Homes and Beazley homes are within the area.
27. As the proposed HHA area is not as large as the overall Fairview Downs area as defined by Statistics NZ, an estimate has been made. The area removes beyond Raymond St (out to Aldona Place), the houses on Raymond Street, north of Raymond Park and the houses north of Rutland St have been removed. Excluded are the small suburb shop set and houses adjacent. The block of the houses to the east in the 9th extension are excluded.
28. Streets within Fairview Downs were assessed in groups in the 'Hamilton City Council – Hamilton City Historic Heritage Area Assessment' ('the original report') dated 21st June 2022, by Mr Knott, where it was found that most of the streets were not representative or score sufficiently high in the consistency criteria with a score of 4/7, as the first of two tests. Scores ranged from 1.5 /7 to 3/7.
29. The original Knott street survey has been extracted and is appended (Appendix 3). I have made comments in my view of the streets and a wider understanding of the suburb and its housing companies and community.

2 Map of Borough/City Boundary Extensions, provided in Richard Knott - Historic Heritage Areas Report – June 2022.

30. Based on the underpinning historic heritage research provided by Ms Williams, assessment and visual assessment, it would appear that a substantial portion of 1965-1975 suburb of Fairview Downs is representative of the Early Post War Expansions (1950 to 1980) , with two main areas and homes (notated in the appended map) that are original. The area proposed is a significant local example of Hamilton city's historic development integral to both Frankton and the industrial and housing history of Hamilton, associated with Peerless Homes and Beazley.
31. The historic heritage research, provided in Ms William's A Thematic Study and the Report on the Proposed Fairview Downs Historic Heritage Area, which includes a specific history by Ms Williams, provides evidence that there is historic heritage value for this area and its associated heritage and histories.
32. The initial scoring of Fairview Downs by Mr Knott does not include historic research and identification of housing or the wider context which form part of the setting and context for historic heritage within this street.
33. Supported by the historical research provided in Ms Williams Thematic Study of Hamilton for historic heritage values, and my own heritage assessment, the parts of the suburb , identified in the attached map on Appendix 6, would likely meet the threshold if the streets are separated and reassessed to meet the threshold of consistency (5/7).
34. A proposed Fairview Downs HHA, as defined in Appendix 2 should be included in PC9. The extent includes much of the original Peerless Homes housing development, that remains largely intact.

HHA ASSESSMENT

35. Consideration of the HHAs require the application of the definition of 'historic heritage' provided in the Resource Management Act 1991, which includes historic areas that *"contribute to an understanding and appreciation of New Zealand's history and cultures"* deriving from archaeological, architectural, cultural, historic, scientific, or technological values. In my view the above values should be included in assessment as a visual consistency test is incomplete without specific history. I have provided or Fairview Downs as a proposed HHAs, focusing on the area's architectural and historic heritage value to the development of the city.
36. The shift from heritage themes to development periods in the HHA Assessment Report underpin classification of the types of HHAs. In the Historic and Cultural Heritage Assessment Criteria set by the Waikato Regional Policy Statement (10A, 2016, updated 2018), the emphasis is on historic heritage that is representative of a significant *development period* in the region or the nation. The identification of development periods is therefore fundamental for heritage assessment. However heritage values are also fundamental whether an individual place or historic area, and should form part of the process of assessment at an early stage.

37. Shroder and McEwan³, in discussing historic heritage area state *“Undertaking the identification of heritage conservation areas calls for a multi-disciplinary approach, based upon a sound knowledge of the underlying history of an area and using assessment criteria that are aligned with the RMA definition of historic heritage. The criteria should be consistent with those used to identify individual heritage items for scheduling in the District/City Plan and identification should proceed from a best practice thematic assessment framework that does not privilege age and architectural pedigree over other considerations. Or, to put it another way, the story of New Zealand’s history and cultures is obviously not entirely captured by architecturally designed Victorian and Edwardian housing for the upper middle class, and so best practice historic heritage identification and protection seeks to acknowledge the diversity of circumstance and experience of all New Zealanders.”* I agree.
38. The focus of Mr Knott’s appraisal has been on the visual consistency of defined areas; prioritising the visible integrity, consistency, and representativeness of the area’s remaining historic features and aesthetic appeal of the area. The focus has been on identifying the physical and visible elements of the historic form, including the street pattern/layout, topography, lot layout and density, architectural and built forms, and street frontage treatments, while also evaluating the representativeness (remaining integrity) of the identified development period.
39. Visual consistency may apply to state housing or groups of mass-produced housing; however, consistency is difficult to see and judge unless the history of the area, heritage values and its historic subdivisions and building typologies are researched. This is illustrated by looking at the Fairview Downs area and aligning with historical dates and the history of the area and sites. There is a large collection of Peerless standard designs particularly north above Powells Road. It may be one of the largest subdivisions of Peerless Homes in Hamilton. An example is below.



Peerless Home in Sadler Street built about 1971

3 Shroeder; McEwan. *Stepping forward to look back: Heritage conservation areas and the recognition of the heritage values of place*

40. In Mr Knott's Addendum - Hamilton City Historic Heritage Area Assessment 6th March 2023 a proposed historic area for Fairview Downs is not considered. The initial street assessment of the blocks were scored from 1.5-3/7. However, scoring is subjective and without background history and plan identification etc it would in my view be difficult in a street survey to work out what are the characteristics and the common elements which may be of a new suburb. For instance, in Fairview Downs there is a low level of change for a period of over sixty years compared to other suburbs of a similar time. For whatever reason, possibly economics, it is possible to see a large number of original homes.
41. A historic background report was not provided, as is commonly used in heritage studies such as the pre 1933 Auckland City Council Studies of towns and suburbs. Historic heritage research and valuing should be included as part of initial assessment for any proposed historic area, in my view. A history on the housing companies in Hamilton and the plan types would be beneficial.
42. Mr Knott has not provided a further street assessment in Fairview Downs.
43. Four blocks were considered in the initial Knott assessment:
- a) St Kilda Place, Hendon Road (1960s), Northolt Road (1960s), Terence Street and Reeves Close
 - b) Thorpe Street, Sadler Street (1970s), Powell's Road (1930s-1980s), Raymond Street (1971), Craig Place
 - c) Alderson Road, Betley Crescent (1969), Erika Place
 - d) Radiata, Rutland, Smart Place (1975)
44. Block A: St Kilda Place, Hendon Road, Northolt Road, Terence Street and Reeves Close the comment, with a score of 2/7 is:

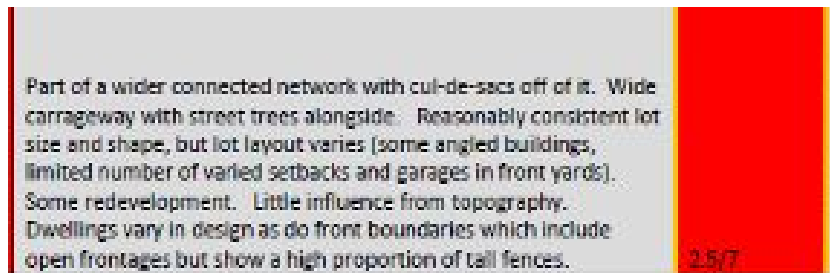
Discrete areas of roads with limited access to it. Wide carrageway. Street trees only in St.Kilda. Reasonably consistent lot size and shape, but lot layout varies (some angled buildings, limited number of varied setbacks and garages in front yards). Little influence from topography. Dwellings vary in design as do front boundaries which include open frontages and include some tall fences.	2/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
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45. In review the score would be closer to **4/7**. The blocking is problematic. The block subdivision does have two long streets (Hendon and Northolt) that are very good and an enclave at Reeves Close (which is excluded).
46. Block B: Thorpe Street, Sadler Street, Powells Rd, Raymond St, Craig Place (3/7)

Part of a wider connected network with cul-de-sacs off of it. Wide carrageway with street trees alongside. Reasonably consistent lot size and shape, but lot layout varies (some angled buildings, limited number of varied setbacks and garages in front yards). Little influence from topography. Dwellings vary in design as do front boundaries which include open frontages and include some tall fences.	3/7
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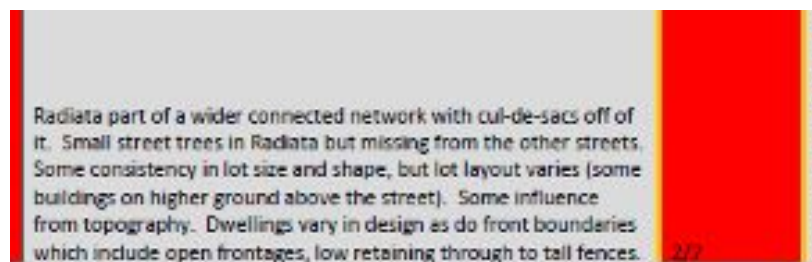
47. In review closer to 5/7. Has a number of standard Peerless of same type in a row. Is a subdivision and does have two long streets that are very good and a good crescent

48. Block C: Alderson Road, Betley Crescent, Erika Place is 2.5/7



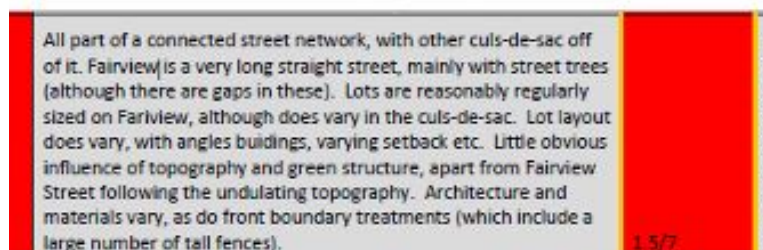
49. In review closer to 5/7. It has a number of standard Peerless designs of same type in a row. This set has streets that are very good. All of the streets are part of the 1969-1975 Peerless suburb.

50. Block D: Radiata, Rutland, Smart Place (1975) is 2/7.



51. In review closer to 2.5/7. Smart Place is 1975 Peerless street and is reasonably intact and would be 5/7. Smart Place should be separated, and the original 1969-1975 subdivision line applied.

52. Block E: Fairview Street, Watkins, Cowen, Wattle. Is 1/7.



53. In review this score is supported, however if Fairview Street south of Alderson was separated out this would be 5/7 for this street.

54. The following overall comments are made:

- The consistency test was applied blocks, and did not include base research on the area, its houses and dating of the houses.
- The initial Knott second test was themed based and would have at least met the threshold of three of the five themes.
- With the shift from 'themes' to 'development periods' Fairview as a suburb would in my view be representative of the proposed development theme of Early Post War Expansions (1950 to 1980), which has local historic heritage significance to the

development of the city. The Fairview Downs area, as defined by the proposed HHA, in my view would meet the threshold to be included as a HHA.

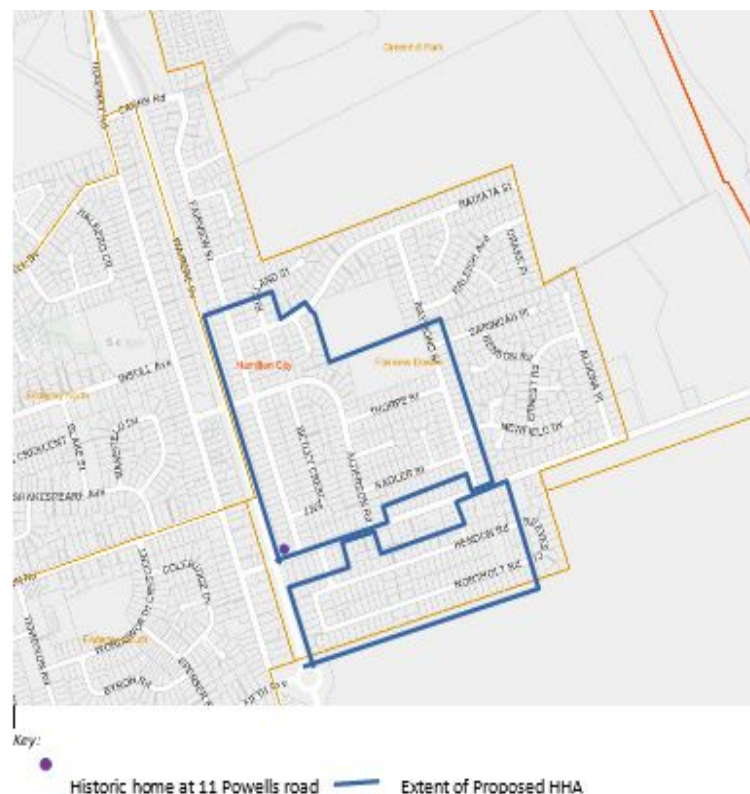
- d) Scores seem to be impacted by what is the understanding of design types knowledge seems to have impacted on scores, including rows of same type and angled siting. The initial Knott blocks chosen for the site assessments (Block A-E) is problematical, as when reviewing each street some such as Smart Place and Fairview Street have higher valuing than block. Block B, C, and part E are within 1960- 1975 subdivision bracket and have some very strong streets. It is unclear how typology is addressed i.e., not a place of views. Responding to land form is difficult when the suburb was placed in a flat area. Post 1976 houses are to the north and have views. Cost is also a factor in that the sections in this new suburb were at the base level for the market to purchase a house and land package and to get into housing.

55. In my view substantial parts of Fairview Downs from the 1960s blocks up to the 1975-point meet both consistency and the development period threshold, based on historical research provided and additional specific research, and visual assessment. However, like many areas in Hamilton are unlikely to meet sufficient scoring for lots (when historically inconsistent), frontage treatments, and street planting (dependent on council policy).

56. There are two areas of the suburb which, in my view display a higher level of consistency are:

- a) south of Powell's Road, excluding Reeves close
- b) north of Powell's Road to Rutland, and east to Raymond Street up to the southern end of Raymond Park,
- c) the Hendon Park and lower Raymond Park are included.

57. The proposed Fairview Downs historic area is defined below.



58. When put against the subdivision patterns at the end of 1975 there is a clear change, which also marks the change in ownership of Peerless to Fletcher's. Powell's Road has been considerably changed apart from the far eastern end, outside the scope, which is still farms.
59. The suburb retains historic links to Fairfield and Enderley, but very little except the 19th century drains and one house remains. It is unclear if any farm trees have been retained. The drains, both open and piped are important and part of the history of the landscape and suburb, Archaeological sites are recorded but not all the drains.
60. Setting and context is important to understanding the suburb. While there are no views there is a direct link to rural character.
61. The designs in house and site and subdivision needs further analysis. Some of the scores seem very light in this area.
62. There is a consistency of styles including rows, seen in Raymond and Sadler, but there is also a clear approach to spread or scatter the range of Peerless in the north block.
63. The street forms, as originally designed, up to Rutland are original in design.
64. The wider geography of the area remains similar to 1965, with the housing on the flat, which was cheaper than hills site. Historic street planting is not evident. A few historic retaining walls and fences are evident.
65. This area retains its 1960s-1975 housing development patterns in physical form.
66. Consideration of the HHAs require the application of the definition of 'historic heritage' provided in the Resource Management Act 1991, which includes historic areas that *"contribute to an understanding and appreciation of New Zealand's history and cultures"* deriving from archaeological, architectural, cultural, historic, scientific, or technological values. In my view there are architectural values, and historic as an example of a contained suburb on the edge of the city, developed by important housing companies. It may also have cultural values.
67. In my view on closer assessment of the suburb until 1975 and in combination with the histories of the area, a proposed Fairview Downs HHA should be considered as:
 - a) there are architectural values of local significance (housing styles, and design and build houses); and
 - b) historic values of local significance in regards Hamilton city development ,and
 - c) associations with Peerless Homes, a major mid century housing company.
68. There may likely have cultural layers prior to 1864 and historic landscape values, which have yet to be assessed.
69. Fairview Downs is an example where more than visual assessment is required and hence within the preliminary report history and assessment have been included, but should be further supported by historic landscape and cultural heritage.

70. Integrity does not only relate to physical fabric; the way integrity is considered is dependent on the value being assessed (e.g., historical). There are different aspects of integrity to consider, including the materials used, the design and craftsmanship involved, the location, immediate setting and wider visual and social linkages, the continuing association with significant people or institutions or cultural practice and intangible values included in historic heritage. Fairview Downs has a range of the above and association although association with significant people is known, generational residents is one factor that is clear on initial discussions on sites.
71. Historic heritage research and valuing should be included as part of initial assessment for any proposed historic area, in my view. With approximately 250 or more Peerless standard designs in the northern portion (a Peerless suburb), and examples of Beazley and others in the southern block, and the low degree of change over a 60 year period the suburb maybe the largest collection in Hamilton, still with a good level of integrity and authenticity.

CONCLUSION

72. In my professional opinion, grouping of streets and blocks, as defined in the proposed HHA, is in my view needed to retain sufficient heritage value. The proposed Fairview Downs HHA is representative of a period of Hamilton's development, which has specific heritage values that *"contribute to an understanding and appreciation of New Zealand's history and cultures"* deriving from, architectural, cultural, and historic values. It requires more assessment of historic heritage values and reconsideration of the heritage values that the place provides.
73. A different bundling with a street-by-street assessment may have changed the initial assessment scores along with background research to support visual assessment. In my view as defined Fairview Downs has its own distinctive character from its architecture and its setting, and potentially from its social valuing. It is a representative suburb rather than streets or blocks, and is directly related to a Hamilton mass housing company that did not survive the 1970s, yet remains known.
74. Approximately 400 houses should be included in the proposed HHA and two parks, however the rural character for the last fifty years that is part of the suburb is about to be lost. It is important to retain as much green space around its perimeter. In my view scoring based on the defined areas would meet the criteria if approached differently, and be near a sum of 5/7, if based more closely on the 1960-1975 boundaries of the subdivisions.
75. In looking at a suburb such as Fairview Downs it is very different to a set of government houses, but it has its own patterns and designs and much like Frankton Railway Settlement it is likely that social valuing is very important. The petition included in Deborah Fisher's further submission shows a strong interest to retain Historic Heritage within the suburb. It is an increasingly finite resource. I recommend that Fairview Downs HHA be considered as defined as an HHA within the Plan Change 9, subject to further refinement and heritage valuing.

Dated this 28th day of April 2023.

Laura Liane Kellaway

Appendix 1 – Historical Study Fairview Downs L. Williams 2023

Attachment 1

HISTORICAL STUDY OF FAIRVIEW DOWNS

Lynette Williams

For Niall Baker

April 2023

HISTORICAL STUDY OF FAIRVIEW DOWNS

Land history

The land in this area was owned and occupied by Ngati Wairere prior to the confiscations in 1864 under the New Zealand Settlements Act 1863. The land within the proposed Historic Heritage Area (HHA) was surveyed in 1865, mostly into 50-acre parcels to be allocated to militiamen of the members of the 4th Waikato Regiment. An exception was Allotment 201 which was just over 116 acres. The proposed HHA comprises most of Allotment 201 and the eastern part of Allotment 202; it excludes Wairere Drive and the land to its west.

Today, Allotment 201 is bounded by Alderson Road, Tramway Road, the Ruakura Agricultural Research Station and the western part of Reeves Close. Allotment 202, of 50 acres, extended from Carrs Road to Alderson Road, on the east side of Tramway Road. The part of Allotment 202 included in the proposed HHA encompasses parts of Fairview, Radiata and Rutland Streets, and Smart Place.

In 1881 the Waikato (later New Zealand) Land Association (NZLA) purchased Allotment 201, incorporating it into its extensive estate. The association dug deep drains across their estate to drain the swamp land. One of these drains in Raymond Park is recorded as archaeological site S14/334.

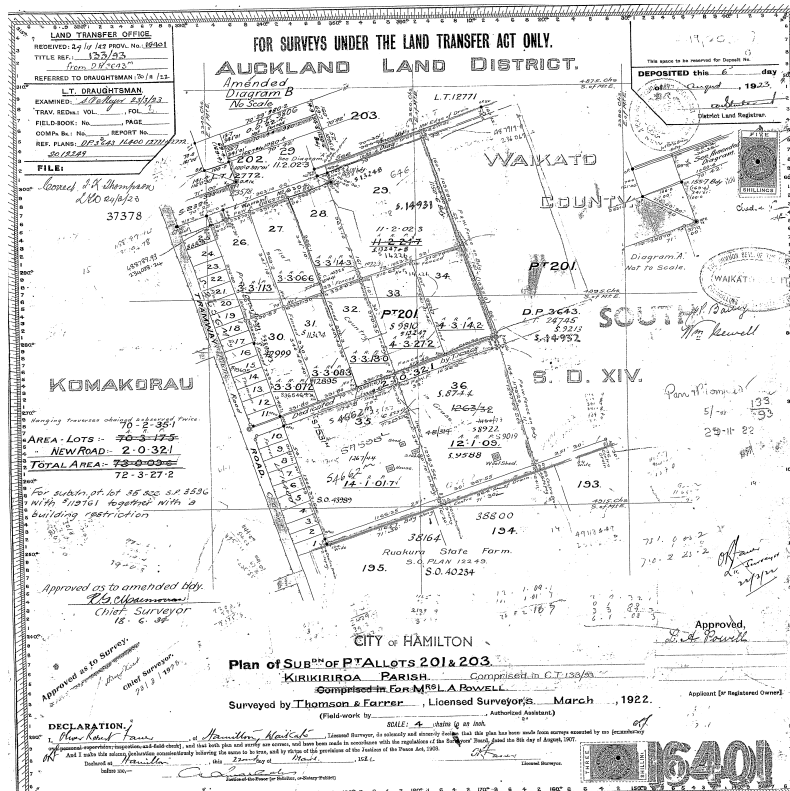
By 1920, Allotments 201 and 202, plus land further east, belonged to two land owners, Louisa Powell and Walter Chitty respectively. They each began re-surveying, subdividing Allotments 201 and 202 plus their land further east, into different configurations, selling off parcels but retaining some to farm themselves. Alderson Road and an historic drain form the boundary between Allotments 201 and 202.

The land was within Waikato County Council until taken into Hamilton City as part of its 7th and 8th Extensions in April 1959 and April 1962, respectively. Further land that is also now part of Fairview Downs was taken into Hamilton City as part of its 9th Extension in November 1977.

Allotment 201

Louisa Powell's first subdivision, in March 1922, was along Tramway Road; this entailed creating 24 residential-sized parcels of just over a quarter acre, and the western ends of Powells and Alderson Roads. At this time it was becoming apparent that Claudelands, which had been incorporated into Hamilton Borough a few years earlier, was spreading north, and Louisa Powell was looking to future investment possibilities. However, only one lot was sold individually by her, the rest being amalgamated by the purchasers of the adjacent land when Powell undertook further subdivisions.

From March 1922 Powell subdivided Allotment 201 and the allotments to the east into parcels of approximately four and five acres, with three larger parcels of 11½, 12¼ and 14¼ acres. A survey plan (DP 16401) shows buildings on the two largest parcels: a house, shed, stables and woolshed. It is presumed that these were her farm buildings and dwelling. (They would be situated between what are now Northolt and Hendon Roads and their sites constitute archaeological sites.) The northern and southern boundaries follow the lines of NZLA drains. The western ends of Powells and Alderson Roads were included in the survey.



DP 16401, surveyed in March 1922, shows owner Louisa Powell's subdivision of the western part of Allotment 201 into ten parcels. A house and farm buildings are shown in Lots 35 and 36. Alderson Road lies along the northern boundary.

In 1923 Louisa Powell's son Percy acquired Lot 30 on the north side of Powells Road, almost four acres. In 1933 Lots 26-29, 31-34 and most of the residential lots on Tramway Road between Powells and Alderson Roads were acquired by Henry and Kathleen Crooks.

The Crooks' house at 11 Powells Road is the oldest remaining in the proposed HHA and probably dates from their purchase of the property. Henry and Kathleen Crooks acquired title SA646/249 in September 1933. They were dairy farmers, with a Jersey herd.

In July 1933, Louisa Powell subdivided 133 acres to the east, which included the remaining part of Allotment 201 and the adjacent Allotments 198 and 200, into new parcels ranging in size from 19 to 39 acres. The Crooks acquired the parcel adjoining their land to the west in 1933; William S. Strange a large parcel that included the remaining part of Allotment 201 on the north side of Powells Road; Harry Cole the remaining part of Allotment 201 south of Powells Road, also in 1933; Percy Powell acquired a 27-acre parcel within Allotment 198, south of Powells Road, in 1934. Further subdivisions occurred of the allotments still further east, with changes of ownership including to son Stan Powell.

From 1950 to 1956 Cole on-sold most of the Tramway Road lots, to various people. In August 1956 he sold the eastern 33 acres of Allotment 201 to Colin T Yule, and in September 1956 the remaining Lot 35 DP 16401 plus Lot 5 DP 16400 on Tramway Rd to Donald M MacKenzie (SA1267/43 and 44). MacKenzie had the south side of Powells Rd surveyed into 11 residential lots of approximately a quarter-acre each, in 1956; one lot became Crown Land and a space was left to accommodate St Kilda Place. MacKenzie was a Hamilton land agent. During 1957, 1959 and 1962 eight lots were sold; Lots 1 and 2 became Wairere Drive.

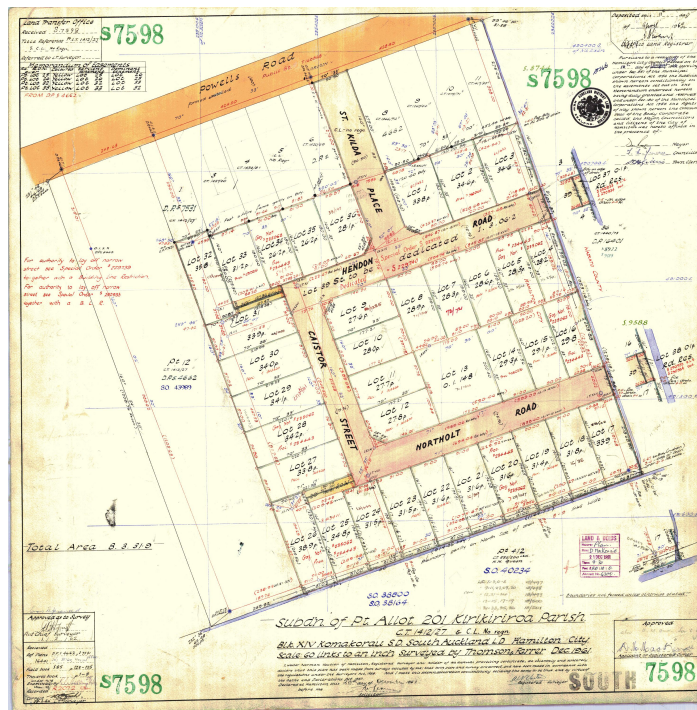


DP 24745 surveyed in July 1933 shows the remaining part of Allotment 201 as being within the new Lots 1, 2 and 4. Ownership of these lots passed to Crooks, Strange and Cole.



Don MacKenzie's first subdivision, along the south side of Powells Rd was surveyed in October 1956 as DPS 4662.

MacKenzie's second subdivision was undertaken in 1961 (DPS 7598). This created 36 lots from 26.2 to 39.8p, St Kilda Place, part of Hendon Road and Northolt Road, and Castor Street.



Don MacKenzie's second subdivision, between Powells Rd and Ruakura Research Station, was surveyed in December 1961 as DPS 7598.

The land to the east of MacKenzie's land was purchased by Peter A. Koppens. He undertook three subdivisions from Powells Road to the Ruakura boundary, in three stages in 1963 and 1964. These continued Hendon Road and Northolt Road to the east. A pedestrian accessway was created from Powells Road through to Northolt Road. This subdivision created 58 sections and also introduced rear sections with right-of-way access.

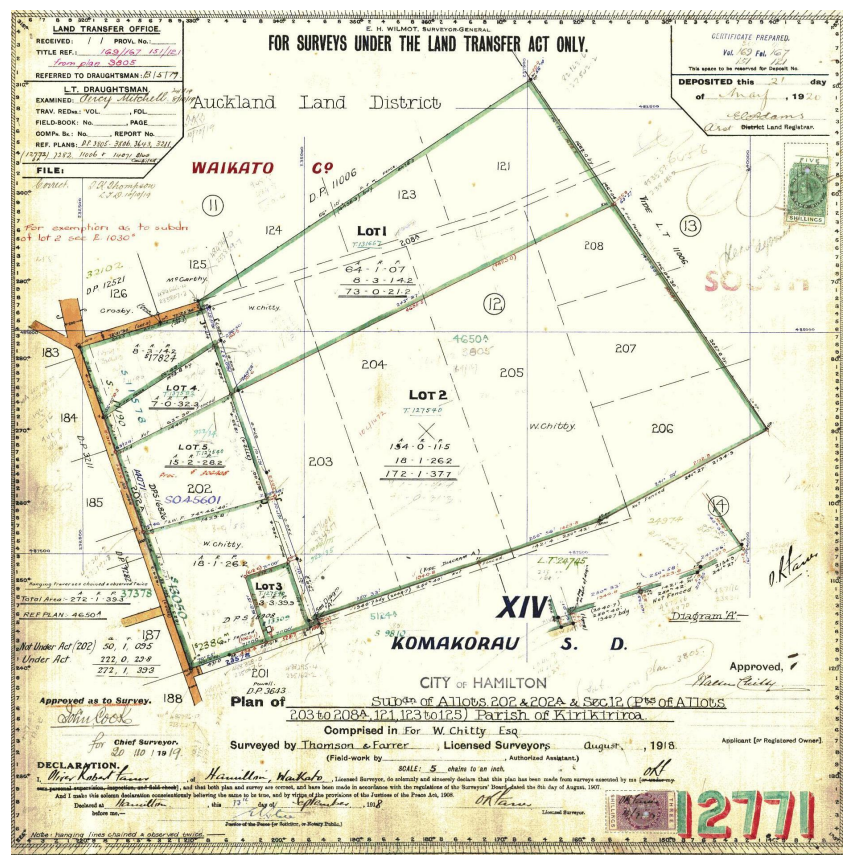
These subdivisions established a pattern from the late 1950s through to 1971: the various owners –Tudor Homes, RB Lugton Limited, Colin Yule and Lynbrae Lands Limited – subdivided further parcels of Allotment 201 south of Powells Road into smaller parcels and then into quarter-acre sections. One parcel was set aside as recreation reserve and other parcels were required for the continuance of Hendon and Northolt Roads (DPS 15061).

To the north of Powells Road (south of Alderson Road), a similar pattern of sequential subdivision took place. After Henry Crook's death in 1947, Kathleen began to subdivide and sell off portions of their farm, from 1950 to 1954. After a few transactions, in 1957 Betley Farm Limited, directors HG Hall and Eric D. Rex, acquired the Crooks' farm, and from 1965 began subdividing along the north side of Powells Rd; this created the south ends of Alderson Road and Raymond Street.

In May-July 1966 Betley Farm Ltd subdivided both sides of Fairview Street and Betley Crescent, between Alderson and Powells Road, to create 81 residential lots from 24 to 35.4p each, where the few larger sections were accessed by rights of way. (Area L on map). This land was acquired by Peerless Homes in 1969.

Allotment 202

In 1918 Walter Chitty, who was already well-established in the area as a prominent farmer, began subdividing in 1920, with a survey that amalgamated the allotments to the east and small parts of allotments on their northern boundaries, following the line of an old NZLA drain. The northern boundary of Allotment 202 is Carrs Road. Chitty sold off most of this land but retained Lot 2 DP 12771; this was 172 acres and was bounded by Tramway Road and what became Alderson Road. Only the western part of this parcel is part of the HHA: it encompasses parts of Fairview, Radiata and Rutland Streets, and Smart Place.



Chitty's proposed subdivision of Allotments 202, 202A and Section 12 (Pts of Allotments 203 to 208A, 121, 123 to 125), surveyed in August 1918. Carrs Road and Tramway Road are shown as brown lines. Each of Lots 1, 2, 4 and 5, delineated in green, have their western boundaries on Tramway Road. The small Lot 3 of nearly four acres has access to Alderson Road. Allotment 202A is a narrow strip 50 links wide along the eastern side of Tramway Road.

As can be seen from the subdivisional plans and associated Certificates of Title, the suburb was created in a very few years. One of the main owners was the Hamilton construction firm, Peerless Homes Limited. The 1950s to 1970s subdivisions are still clearly identifiable and reflect a distinctive part of Hamilton's architectural heritage as the residential lots were built on.

During this 1960s-70s period Fairview Downs stood apart from the main urban area, projecting into farmland on three sides, with Ruakura Agricultural Research Station on the south side and Chedworth Park Farms (H Webb) to the north-east. One block on the north side of Powells Road remained as grazing land through to the mid-1970s. Residents had to rely on bicycle, public transport and private motor cars to get to their places of work and schools.

Appendix 2 - Report for Proposed Fairview Downs HHA (April 2023)

PRELIMINARY REPORT FOR PROPOSED FAIRVIEW DOWNS HISTORIC HERITAGE AREA FOR NIALL BAKER April 2023

Proposed Historic Heritage Area Fairview Downs HHA



Fairview Downs HHA is a significant Hamilton mid 20th century private housing estate, and is of at least moderate heritage value.

The area comprises a series of streets, crescents, and cul-de-sac which were originally accessed off Tramway Road, one of the old eastern city boundaries.

The area was part of Waikato District until specifically subdivided in the late 1950s and early 1960s, as the 7th, 8th and 9th extension to the city.

For almost sixty years after subdivision the suburb has been bound on two sides by rural farm land, to the south by the government Ruakura Research Centre farm land and to the west by Tramway Road. Only recently were the main suburb streets reduced to one when the new bypass was built. Fairview Downs includes the streets of Powells Road, to the south – Northolt Road, Hendon Road, Caistor Street, St Kilda and Terence Street; and to the north the streets of Fairview Street, Betley Crescent, Alderson Road, Thorpe Street, Erika, Sadler Street, Small Place, Thorpe and Rutland, and Raymond. Two parks form the early subdivision in Northolt Street and Raymond Park (southern end).

There are two main blocks included in the HHA are:

- Southern block -1960s -1970s McKenzie subdivision and associated parties which is south of Powells Road and includes a group of Maori Affairs homes.
- Northern block- 1969-1976 Peerless subdivision and Betley and is north of Powells Road, includes part of Powells Road to the north end of Rutland (as defined by end of 1975 and map).

The streets and roads include curved elements, with one crescent, and a number of smaller cul de sacs. The land is former farm land and Waikato swamp lands drained in the late 19th century, with a hill raising to the north. Its historic drains and rural setting have been significant elements, with the long term planned bypass along the western edge forming a fourth rural edge until recently. On the edge of the city the suburb retained a strong community identity and has been slightly hidden from view due to location. The wide streets allow for vistas of the homes and retain a specific set back that allows the rows of similar housing to be viewed.

Street trees are generally not historic and have been planted under HCC. The two parks form a distinctive urban element and provide formalised parks, with Raymond Park ended as the subdivision moved northward in the 1970s. Some historic plantings are evident, and at least one house in Sadler Street has original 1960s native plantings.

The homes predominantly date from the late 1950s to mid 1970s. Historically the homes are working class builders package houses with Alf Steele's subdivision of Peerless Homes predominantly to the north of Powells, and Don McKenzie subdivision including Paramount Homes, Beazley, Ellis and Burnand, Tudor Homes and Maori Affairs housing, in his southern block. The area shows reasonably consistent lot sizes in the northern blocks above Powells Road and Hendon Road south. Cul de sacs have driveway sections at end. Generally subdivision in the last sixty years has been minimal. Housing form and scale has consistency with many single storey home builder 'ranch style' houses set either at angles or straight onto street, set back from the street, with similar garages at rear. Some original planting can be seen in front yards. There is also a smaller range of split level and

two storey builder's standard plans and distinctive Peerless American ranch style homes with exposed rafters. Building forms including simple gables in a rectangular or boomerang shape with an outdoor patio, with materials, which incorporate weatherboard, brick and along with distinctive chimneys. Low hip roofs are common. The American style Peerless designs have low extending roofs which incorporate a carport and internally exposed ceilings. There is also a collective of special Maori Affairs 1965 house designs based on modern designs.

Fairview Residents include generational families and strong ties to the suburb, despite no school or community facilities apart from the two parks. A small set of 1970s shops remains a central focus.

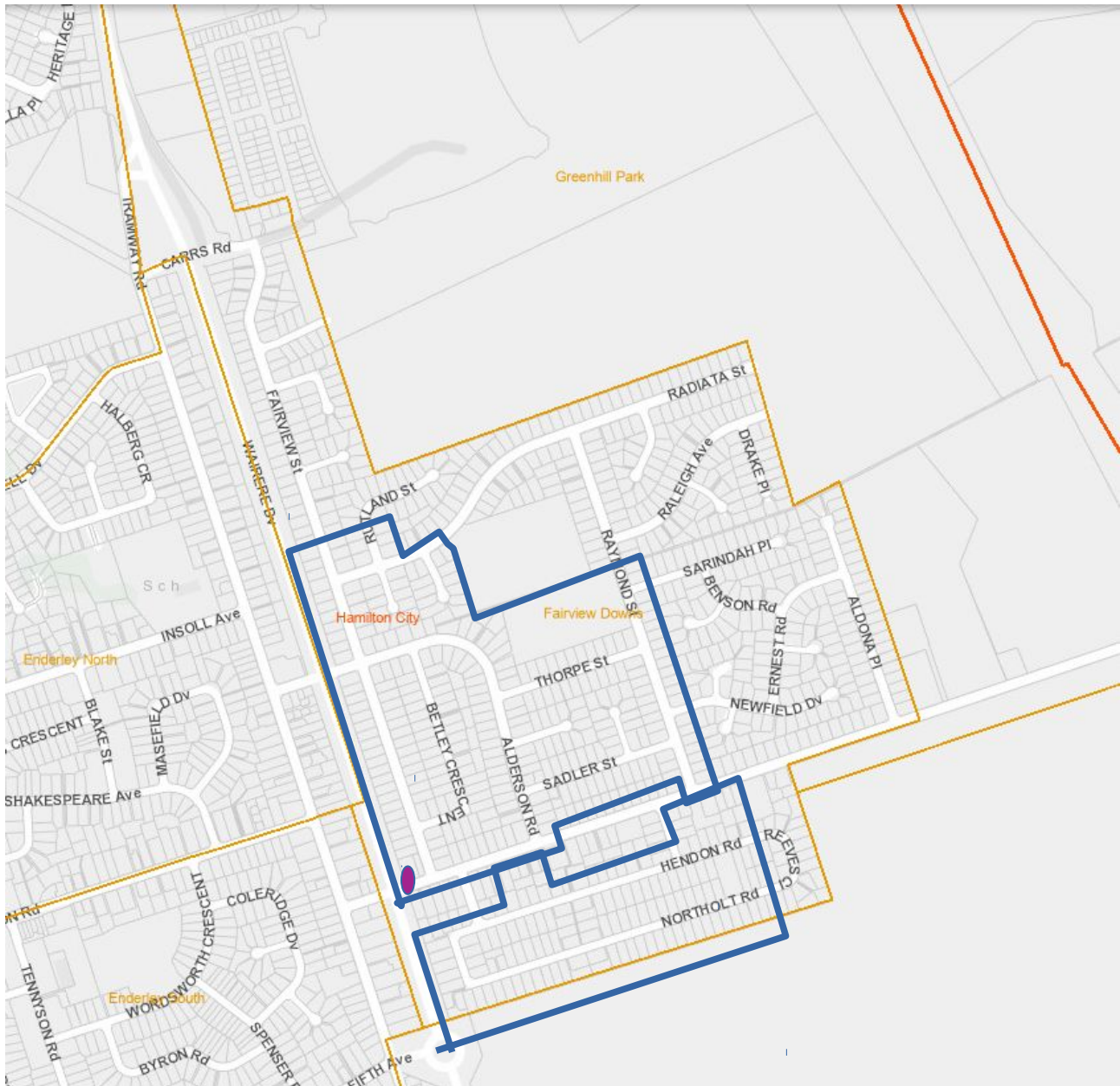
Native plantings within some sites represents markers of original homes and popularity of native plantings. Standard period garages are common and include a combined boundary garage with concrete block wall. Some houses retain low front fencing and traditional front and rear plantings of exotic shrubs and fruit trees.

Views to rural farmland is important and historic connections to Tramway and Enderley are important visual links.



Proposed Historic Heritage Area Fairview Downs HHA

The following is the proposed extent of the Fairview Downs Historic Heritage Area, based on the historical study provided by Ms Willams and assessment by Ms Kellaway.



Key:



Historic home at 11 Powells road



Extent of Proposed HHA

Note: Archaeological sites included homestead site in Hendon Rd, 19th century drains and pre 1864

Historic aerial maps



1974 image of Fairview Downs showing farm land to east, and Ruakura land to south. The pre planned by pass can be seen between Tramway Planned bypass road path on Hamilton boundary road) on west and Fairview Road housing. The Northolt Park can be seen at bottom right (treeless) and the north part of Raymond Park has well established trees of Webb's farm, while the southern part is not fully planted. Retrolens, 1974

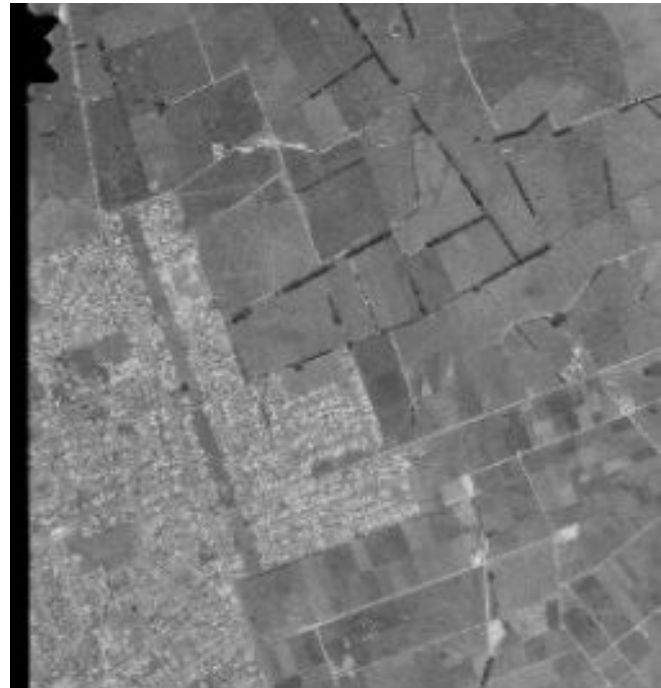
June 1975 image showing north end of Fairview Downs.

Note Fairview Street remains a dead end.

Retrolens June 1975 2850jpg



September 1979 Fairview Downs



The housing companies and Fairview Downs

Beazley

Beazley Homes Tauranga N.Z. : Beazley Homes, 1962?



42 Hendon Road, Fairview Downs. Excellent example of subdivision standard design including angled siting.

Maori Affairs





58 & 60 Alderson Road. Two standard designs based on a simple gable and rectangular form. Additional glazed conservatory a typical early extension to both homes.



13, 15, and 17 Raymond Street

Example of three standard designs which include examples with original timber joinery, use of bricks and distinctive front wall chimney design.



Fairview Street 2023

Example of Peerless standard design with exposed rafters

Preliminary Recommendations

Fairview Downs was specifically an early 1960s private subdivision, however included a 1960s Maori Affairs government housing group. It has been surrounded by farmland on the eastern edge of Hamilton City to the east of Hamilton's old boundary road- Tramway, and constrained in form. The predominantly single storey suburb has retained its 1960s and early 1970s housing types and subdivision planning based on a mass produced private house and section development. A date of the end of 1975 is used to signal the end of the major Peerless subdivision although further houses were built after this time. The date also was the end of Peerless as it was subsumed and closed by Fletchers. It is predominantly an example of Peerless Homes, a significant Waikato mass home builder, but also includes a range of similar early standardised mass house companies plans.

The main streets of the suburb, both north and south of Powells Road demonstrate a distinctive mid century housing pattern for working class families who were able to raise the new 3% State Advances government housing loans, and utilise the new mass produced houses, of which Peerless is an excellent example.

The southern block has a special group of Maori Affairs houses designed to be integrated and blend into the group houses.

House style and plans are standardised plans and identifiable, with a deliberate random pattern of house siting reflecting a need to not be consistent. The historic front garden set backs are generally retained, with simple garages at rear. Plantings are modern as are a variety of fencing types.

In comparison to Dinsdale which included a range of Peerless Home the suburb has retained a high degree of integrity and authenticity.

In my view are a number of the streets in Fairview Downs defined in the proposed historic heritage area are likely to be **5/7** based on integrity and authenticity, known history, heritage values and the criteria used in initial assessment. While a street by street approach of visually viewing took place, without the historical research it is difficult to assess as the housing typologies as standardised plans. It is potentially one of the largest intact Peerless subdivisions in Hamilton, with Peerless a 1960s building company that was Hamilton owned, which contributed a number of Hamilton's 1960s and 70s suburbs.

The housing suburb holds a clear pattern of the development of the modest single family home with the use of the car essential in a city with limited transport options during the last part of the 20th century. Subdivision is limited and the retention of the front yards with houses set back and original garages at rear are predominant. Fairview Downs residents hold a community identity now over 60 years old and is of social value and there are original owners and second generation owners.

The following homes and streets and elements should be included but not limited to as shown within the extent map:

Northern Peerless block:

Fairview Street from Powells Road north to Alderson (Alderson both sides inclusive).
Betley Crescent, Alderson Road Thorpe Street, Snall Place, Raymond Street from Powells north to Raleigh Street, Erika Place, Sadler Street and associated cul de sac, Powells Road between Fairview and Alderson

Southern McKenzie block:

Hendon Street (stop Reeves Crescent), Northolt Street (stop at Reeves Crescent), Caistor Road

Inclusion of the two parks- Northolt Park and south Raymond Park as part of 1960s design.

11 Powells Road Farm house on corner of Powell and Fairview Street – last surviving sub divisional home.

The criteria assessment as a suburb as defined the proposed HHA is Appended in Appendix 1.

Historic heritage

If the RMA valuing and WRS are applied it is likely that the extent of area encompassed by the proposed HHA meets the threshold for eligibility as a **Historic Heritage Area**.

The heritage values which are particularly relevant are historic, physical, context, and potentially social . Social is difficult to assess and generally avoided. A very small sample of six households across the blocks and the petition from the residents provides some degree of social valuing, noting that intensification is also intended. In viewing the streets original residents have been identified, the second generation layer is also evident, and there was also several later residents who were particularly aware of the identity.

In my view subject to further survey and a finer level of investigation the areas outlined should be considered.

I would recommend that the ratings for the streets be reconsidered and assessed as a suburb. Included within the area should be the two parks and Powell farm house.

In regards the remainder of the subdivision within the proposed Baker outline the houses in Fairview Road north are clearly Peerless Homes of the 1975 period built after 1975 and should be considered under character, within the outline of Mr Baker's submission map.

Excluded should be the post 1980s houses on Powells and in the southern block on Reeves. Although there are some pre 1960s homes on Powells Road, these seem to be relocated homes. The local shops are later than 1975 however made also be worthwhile to assess in terms of part of the cultural heritage.

Fairview Downs suburb is at least of local significance,. Both tangible and intangible values are evident in the 2022 petitions and in sampling of a few of the original owners histories.

Further research is required to establish the range of housing plans and also the role Peerless Homes played regionally.

Laura Kellaway

April 2023

Appendix 1 KELLAWAY ASSESSMENT OF MAPPED EXTENT FOR PROPOSED FAIRVIEW DOWNS HHA 2023

Fairview Downs as defined in the provided map extents (1960s-1975) is **representative of a period of development in the 1960s which is of at least local significance.**

In the initial assessment under themes it is representative of three of the five themes/ development periods including:

- **of comprehensive state housing schemes and control by the State Advances Corporation** – (a small area of unusual Maori Affairs in Caistor Place designed to blend into new suburb ie not state types)
- **The construction company era (1960s-1975)-**
- **The dominance of the private car and changing suburban form (1960s-1975) and**

- **The area displays consistency in physical and visual qualities** that are representative of their identified Heritage Theme and assessed as being at least moderate value in relation to the majority of the consistency criteria:

o A consistent **Street/Block Layout** which makes a positive contribution to the heritage significance and quality of the area (includes typical private subdivision streets and cul de sacs as original). *The subdivision are within the proposed area reasonably intact when compared with documents.*

o Consistent **Street Design**, including street trees, berms, carriageways and other planting within the street which make a positive contribution to the heritage significance and quality of the area. *Berms and carriageways are consistent however street trees are not historic and are in appropriate where this is not part of the original design or there is a council to retain street trees)*

o Consistency in **Lot Size, Dimensions and Development Density**, including shape and size of lots which makes a positive contribution to the heritage significance and quality of the area. *Lot size is mainly original and density development, although some infill at rear.*

O consistent **Lot Layout**, including position of buildings on lots, dominance of car parking, and landscape and tree planting within the lot which makes a positive contribution to the heritage significance and quality of the area. *Lot layouts are generally as original including position of building. Car parking is generally as original in rear yard in standardised garages of the day. Landscaping varies however there are a number of lots with the traditional open front yard, along with native tree lots which are original, Others are fenced and more modern. Patios can be clearly seen and enclosed conservatories of the 1970s. Owners have advised of at least three lots with specific native plantings as markers.*

O Whether the overall **Topography and Green Structure** of the area makes a positive contribution to the heritage significance and quality of the area. *Area is previously flat swamp and has been drained. Very consistent and very little change for period. Two original parks have survived and include a larger park. Park trees were not provided. A significant contribution has been the two sides of rural farm land to the east and south, which dates to the same time, and is part of the distinct character of the area as being almost rural. topography and Green structure contribute almost as original.*

O Consistency of styles of **Architecture and Building Typologies**, including overall shape, form and material, and whether these factors make a positive contribution to the heritage significance and quality of the area, *Styles of Architecture and Building Typologies, including overall shape, form and material, and that there are an extensive range of similar thorough out is consistent when also aligned with plan types. It is the quality of space and a large lot that makes the area distinctive along with limited infill and almost no two storey housing apart from period Peerless. Of the approximately 400 houses that are included in the proposed area extents the pattern of type is very strong and also identifiable by residents.*

O Consistency in **Street Frontage Treatments**, such as walls, fences and planting, and whether these make a positive contribution to the heritage significance and quality of the area. These criteria to be considered at street, group of streets or block level as appropriate.

In assessing by suburb rather than each street or group of streets it is easier to see the housing patterns, and more appropriate. While in the Knott report street combinations are in the range of 1.5- 3/7 it is unclear if the provision of the history of subdivision and the housing patterns and how sections were developed are included in the visual assessment. I did find it surprisingly difficult to take the wider context and the detail and apply to the wider block. Further research is required.

Richard Knott Limited

Hamilton City Historic Heritage Area Assessment - 21st June 2022

Appendix 3 – Historic Heritage Area Assessments – Fairview Downs streets (not recommended as HHAs)

Representativeness (representative of a period of development which has historic heritage significance in the development of the city)

- **Green** score = if the area is representative,
- **Orange** score = if it is partly representative (for instance where it was a representative area but has seen some change)
- **Red** score = where the area is not representative (whether as originally built or currently existing due to change).

Consistency Criteria

- **Green** = if the criteria is met (1 point),
- **Orange** = if it is met in part (i.e., the area has never been consistent or there has been some change in the area which has affected its consistency – 0.5 points)
- **Red** = where the area is not consistent (whether as originally built or currently existing due to change – zero points). This scoring inevitably relies upon some value judgements.

Conclusion Consistency Criteria – an overall score is provided for each street based upon the sum of the scores for each consistency criterion.

To be recommended for inclusion in a future HHA, any street must:

- Achieved a full positive (**green**) score against the Representativeness criterion.
- Achieved an overall score of 5 to 7 against the representative criterion.

					Overall Score
Representativeness					
	Representative of the period of development and not diminished by change/development				
	Somewhat Representative of the period of development and but diminished by change/development				
	Not Representative of a period of development or significantly diminished by change/development				
Consistency Criteria					
	Consistent and Representative = 1 point				5 to 7
	Some change/variation impacted on consistency and whether representative = 0.5points				4 to 4.5
	Not Consistent or Representative = 0 points				3.5 or below

Street Name	Representativeness	The area displays consistency in physical and visual qualities that are representative of their identified Heritage Theme and assessed as being at least moderate value in relation to the majority of the consistency criteria:									Recommended as HHA
		Street/Block Layout	Street Design	Lot Size, Dimensions and Density	Lot Layout	Topography and Green Structure	Architecture and Building Typology	Frontage Treatments	Comments	Conclusion Consistency Criteria	
	That the area is representative of a Heritage Theme which has historic heritage significance to the development of the city	A consistent Street/Block Layout which makes a positive contribution to the heritage significance and quality of the area	Consistent Street Design, including street trees, berms, carriageways and other planting within the street which make a positive contribution to the heritage significance and quality of the area.	Consistency in Lot Size, Dimensions and Development Density, including shape and size of lots which makes a positive contribution to the heritage significance and quality of the area.	Consistent Lot Layout, including position of buildings on lots, dominance of car parking, and landscape and tree planting within the lot which makes a positive contribution to the heritage significance and quality of the area.	Whether the overall Topography and Green Structure of the area makes a positive contribution to the heritage significance and quality of the area.	Consistency of styles of Architecture and Building Typologies, including overall shape, form and material, and whether these factors make a positive contribution to the heritage significance and quality of the area.	Consistency in Street Frontage Treatments, such as walls, fences and planting, and whether these make a positive contribution to the heritage significance and quality of the area.			
St.Kilda Place, Hendon Road, Northolt Road, Terence Street, Reeves Close									Discrete areas of roads with limited access to it. Wide carrageway. Street tres only in St.Kilda. Reasonably consistent lot size and shape, but lot layout varies (some angled buildings, limited number of varied setbacks and garages in front yards). Little influence from topography. Dwellings vary in design as do front boundaries which include open frontages and include some tall fences.	2/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria

Thorpe Street, Sadler Street, Powells Road, Raymond Street, Craig Place									Part of a wider connected network with cul-de-sacs off of it. Wide carrageway with street trees alongside. Reasonably consistent lot size and shape, but lot layout varies (some angled buildings, limited number of varied setbacks and garages in front yards). Little influence from topography. Dwellings vary in design as do front boundaries which include open frontages and include some tall fences.	3/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Alderson Road, Betley Crescent, Erika Place									Part of a wider connected network with cul-de-sacs off of it. Wide carrageway with street trees alongside. Reasonably consistent lot size and shape, but lot layout varies (some angled buildings, limited number of varied setbacks and garages in front yards). Some redevelopment. Little influence from topography. Dwellings vary in design as do front boundaries which include open frontages but show a high proportion of tall fences.	2.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Radiata Street, Rutland Street, Smart Place									Radiata part of a wider connected network with cul-de-sacs off of it. Small street trees in Radiata but missing from the other streets. Some consistency in lot size and shape, but lot layout varies (some buildings on higher ground above the street). Some influence from topography. Dwellings vary in design as do front boundaries which include open frontages, low retaining through to tall fences.	2/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Fariview Street, Watkins Street, Cowen Place, Wattle Place									All part of a connected street network, with other culs-de-sac off of it. Fairview is a very long straight street, mainly with street trees (although there are gaps in these). Lots are reasonably regularly sized on Fariview, although does vary in the culs-de-sac. Lot layout does vary, with angles buildings, varying setback etc. Little obvious influence of topography and green structure, apart from Fairview Street following the undulating topography. Architecture and materials vary, as do front boundary treatments (which include a large number of tall fences).	1.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria

Appendix 3 – Comparison between Richard Knott Street Assessment (June 2022) and Laura Kellaway Assessment (March 2023)

Street Name	Representativeness	The area displays consistency in physical and visual qualities that are representative of their identified Heritage Theme and assessed as being at least moderate value in relation to the majority of the consistency criteria:									Recommended as HHA
		Street/Block Layout	Street Design	Lot Size, Dimensions and Density	Lot Layout	Topography and Green Structure	Architecture and Building Typology	Frontage Treatments	Comments	Conclusion Consistency Criteria	
	That the area is representative of a Heritage Theme which has historic heritage significance to the development of the city	A consistent Street/Block Layout which makes a positive contribution to the heritage significance and quality of the area	Consistent Street Design, including street trees, berms, carriageways and other planting within the street which make a positive contribution to the heritage significance and quality of the area.	Consistency in Lot Size, Dimensions and Development Density, including shape and size of lots which makes a positive contribution to the heritage significance and quality of the area.	Consistent Lot Layout, including position of buildings on lots, dominance of car parking, and landscape and tree planting within the lot which makes a positive contribution to the heritage significance and quality of the area.	Whether the overall Topography and Green Structure of the area makes a positive contribution to the heritage significance and quality of the area.	Consistency of styles of Architecture and Building Typologies, including overall shape, form and material, and whether these factors make a positive contribution to the heritage significance and quality of the area.	Consistency in Street Frontage Treatments, such as walls, fences and planting, and whether these make a positive contribution to the heritage significance and quality of the area.			

R Knott Assessment

St.Kilda Place, Hendon Road, Northolt Road, Terence Street, Reeves Close									Discrete areas of roads with limited access to it. Wide carriageway. Street trees only in St.Kilda. Reasonably consistent lot size and shape, but lot layout varies (some angled buildings, limited number of varied setbacks and garages in front yards). Little influence from topography. Dwellings vary in design as do front boundaries which include open frontages and include some tall fences.	2/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
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L Kellaway Assessment

Block A South of Powell's Road, excluding Reeves close									<p>Angled buildings are part of the original design options & the pattern. Front setbacks are similar deliberately.</p> <p>Topography is flat with no view. Designs do vary but are a wide range of standards of a very similar size, design & plan. Agree low value in Reeves Close.</p> <p>Hendon & Northolt have strong sets of group builders housing.</p> <p>Hendon & Northolt have standard house plans & lined up. Some street consistency in long streets</p>	<p>Suggest at least 4/7 & maybe 5/7</p> <p>Need to separate out streets as not designed as a block.</p>	Recommend as HHA, excluding Reeves
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R Knott Assessment

<p>Thorpe Street, Sadler Street, Powells Road, Raymond Street, Craig Place</p>									<p>Part of a wider connected network with cul-de-sacs off of it. Wide carrageway with street trees alongside. Reasonably consistent lot size and shape, but lot layout varies (some angled buildings, limited number of varied setbacks and garages in front yards). Little influence from topography. Dwellings vary in design as do front boundaries which include open frontages and include some tall fences.</p>	<p>3/7</p>	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
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L Kellaway Assessment

Block B North of Powell's Road to Rutland, and east to Raymond									<p>Very strong Peerless Homes Streets with same design in rows in Sadler, Raymond & Betley. Angled siting normal. Designs are all Peerless, and a number in 'rows'</p>	<p>Closer to 5.5/7</p>	Recommend as part of a HHA
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Street up to the southern end of Raymond Park.												
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R Knott Assessment

Alderson Road, Betley Crescent, Erika Place										Part of a wider connected network with cul-de-sacs off of it. Wide carrageway with street trees alongside. Reasonably consistent lot size and shape, but lot layout varies (some angled buildings, limited number of varied setbacks and garages in front yards). Some redevelopment. Little influence from topography. Dwellings vary in design as do front boundaries which include open frontages but show a high proportion of tall fences.	2.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
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L Kellaway Assessment

Block C Alderson Road, Betley Crescent, Erika Place									Streets are part of the 1969-1975 block & have good examples of Peerless Homes. Betley Crescent has minor recent infill	4.5/7 - same as above closer to 5/7	Recommend as HHA reassess in street by street
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R Knott Assessment

Radiata Street, Rutland Street, Smart Place										Radiata part of a wider connected network with cul-de-sacs off of it. Small street trees in Radiata but missing from the other streets. Some consistency in lot size and shape, but lot layout varies (some buildings on higher ground above the street). Some influence from topography. Dwellings vary in design as do front boundaries which include open frontages, low retaining through to tall fences.	2/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
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L Kellaway Assessment

Block D Radiata, Rutland, Smart Place (1975)									Smart Place is all 1975 Peerless except one modified. Rutland only part 1975. Recommend Smart & south of Rutland which is 1975 mark, need to score separately. Smart is 5/7 -to be separated out.	Probably 3/7 because of bundling Smart is 5/7 – should be separated out	Recommend only Smart Place to be included – and the Southern Park of Rutland St. Assess Smart separately.
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R Knott Assessment

Fairview Street, Watkins Street, Cowen Place, Wattle Place									All part of a connected street network, with other culs-de-sac off of it. Fairview is a very long straight street, mainly with street trees (although there are gaps in these). Lots are reasonably regularly sized on Fairview, although does vary in the culs-de-sac. Lot layout does vary, with angles buildings, varying setback etc. Little obvious influence of topography and green structure, apart from Fairview Street following the undulating topography. Architecture and materials vary, as do front boundary treatments (which include a large number of tall fences).	1.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
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L Kellaway Assessment

Block E Fairview Street, Watkins, Cowen, Wattle.									Fairview St - Peerless & standard designs – good to Rutland line. 2.5/7 Score higher if separate out Fairview. Other streets later than 1975 & more difficult to assess without further research. Separate out Fairview (5/7) until Alderson near hill, and re-assess separately	Fairview 5/7 until Alderson St corner	Recommend included as HHA – but identified Fairview St area only
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Notes: Scores seem to have been impacted by what is the understanding of design types. Lack of research seems to have impacted on scores, including rows of same type and angled siting. Initial assessment of blocks gives issues and is problematic. For instance, Smart Place and Fairview Street should have higher scores if separated out from the block.

Block B, C, and part E within the 1960-1975 bracket and have very strong streets. It is unclear how typology is assessed, particularly in a suburb where there is absence of long views, within a rural area.

Appendix 5 *Shroeder; McEwan Paper*

Stepping forward to look back: Heritage conservation areas and the recognition of the heritage values of place

Stepping forward to look back: Heritage conservation areas and the recognition of the heritage values of place

Josie Schroder¹, Dr Ann McEwan²

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²Heritage Consultancy Services, Hamilton, NEW ZEALAND

Proposed Theme(s) for Abstract: Raising the bar/Planning for successful heritage outcomes

Historic heritage identification by territorial authorities combines best practice resource management assessment with an awareness of community expectations around heritage protection and interpretation. In the past many local authorities have focussed upon the identification and protection of individual heritage items, in tandem with the recognition and management of local area character and amenity. Heritage conservation areas offer a more holistic means of identifying and protecting historic heritage values as required by statute, while also meeting community objectives in relation to local identity and environmental protection.

A heritage conservation area may be broadly applied to any distinctive environment in which historic heritage values are embodied; provided it has a good level of physical integrity; can communicate the heritage story of the place's development; has heritage values which are defensible within the context of the RMA; and meets established heritage assessment criteria. Generally a heritage conservation area will incorporate both public space and private property and acknowledge the wider physical and historical context in which it is located.

In New Zealand the Resource Management Act (RMA) provides a definition of what 'historic heritage' is and establishes that its sustainable management is a matter of 'national importance'. Historic heritage is defined as '[t]hose natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures, deriving from any of the following qualities:

- (i) archaeological;
- (ii) architectural;
- (iii) cultural;
- (iv) historic;
- (v) scientific;

(vi) technological; and includes

(a) historic sites, structures, places, and areas; and

(b) archaeological sites; and

(c) sites of significance to Maori, including waahi tapu; and

(d) surroundings associated with the natural and physical resources.

A key point to note here is that the primary focus is upon resources that embody New Zealand's history and cultures, i.e. it is the narrative of history that is the motivation here rather than simply the conservation of a physical entity. Also of note is that surroundings are specifically mentioned in conjunction with the structures (buildings) and sites that are most commonly thought of as heritage resources.

The District/City Plan prepared by each territorial authority is the chief tool with which these councils address the identification and protection of local historic heritage resources. Commonly the Heritage chapter of a District/City Plan will contain a schedule of individual buildings, sites and places that are acknowledged for their historic heritage value. The owners of scheduled buildings and sites are then governed by the rules laid out in the Plan. Individual scheduling focuses attention upon a specific site or structure and its story but this approach may overlook the wider context of that particular scheduled item and ultimately lead to the degradation of the environment from which the building or site derives its meaning and value. District/City Plans more commonly recognise the visual character and amenity of neighbourhoods and areas, rather than their heritage values. In this case aesthetic coherency and homogeneity will likely be emphasised over the diversity and heterogeneity that generally arises out of historic patterns of use and development.

Heritage conservation areas, also sometimes known as historic areas, can be effectively used to recognise and protect the historic heritage values of a locale in which there are located a number of significant individual heritage items or where an important aspect of a community's history and identity is embodied. For example, planned residential environments, such as the Labour Government's state house subdivisions of the late 1930s and 1940s, may be readily identified as heritage conservation areas and their common vocabulary of building styles, materials, setbacks and garden settings protected within the District/City Plan. Less homogenous areas, such as commercial areas or areas of upper class housing that have developed over time, may initially be more challenging for policy and consent planners but their value to the community may be very high. Such areas can also

encompass character values and therefore demand sophisticated urban design responses that are best based upon a sound knowledge of their historic genesis as the basis of, not in addition to, local character values.

Undertaking the identification of heritage conservation areas calls for a multi-disciplinary approach, based upon a sound knowledge of the underlying history of an area and using assessment criteria that are aligned with the RMA definition of historic heritage. The criteria should be consistent with those used to identify individual heritage items for scheduling in the District/City Plan and identification should proceed from a best practice thematic assessment framework¹ that does not privilege age and architectural pedigree over other considerations. Or, to put it another way, the story of New Zealand's history and cultures is obviously not entirely captured by architecturally designed Victorian and Edwardian housing for the upper middle class, and so best practice historic heritage identification and protection seeks to acknowledge the diversity of circumstance and experience of all New Zealanders.

Heritage conservation areas may be highly individual, for example a mixed-use village hub in which the physical environment has determined the position of roads and the containment of individual properties between water bodies and courses. For example, in Akaroa there are two such hubs, which owe their form to both environmental and cultural factors arising out of the settlement's colonial Anglo-French origins.

If the focus is on environments that are primarily residential or commercial in nature, a heritage conservation area may be identified that represents historic heritage values that are also found in other parts of a town or city. In Christchurch a matrix of different residential circumstances and experiences, including: living on the flat or on the hills; upper class or working class neighbourhoods; 19th and 20th century housing styles and subdivision patterns; private or government housing development for example, encourages the identification of a cluster of heritage conservation areas that not only have intrinsic value but also embody shared narratives that may be communicated across the city.

As much as historic heritage identification is directed towards protection, it is also important that territorial authorities keep in mind the importance of recording and communicating the heritage values and narratives of their communities so that, hopefully, better environmental outcomes arise voluntarily rather than solely by

¹New Zealand Historic Places Trust's *Heritage Management Guidelines for Resource Management Practitioners* [2004, pp. 65-67] and
The use of thematic frameworks for management and interpretation in *Science for Conservation 285*
by Peter Clayworth for Department of Conservation.

regulation. Arising out of this activity should be the recognition of emerging or future heritage conservation areas that may embody heritage values the community does not easily recognise. Interpretation, closely aligned with the identification of heritage conservation areas, is therefore fundamental to promoting community understanding of and support for council efforts in this area.

Of course regulation to achieve positive historic heritage identification and protection outcomes will no doubt continue to be necessary as long as District Plans exist. In this case city and district councils need to take a multi-disciplinary approach to historic heritage identification, bringing together expert knowledge in social history, architectural history, landscape history, archaeological and iwi history. Local iwi and hapu (tribes and sub-tribes) may elect to undertake their own historic heritage assessment in partnership with local councils, but good historic heritage outcomes will proceed from an appreciation of the historic continuum in which pre-European indigenous, settler and post-colonial societies all play a part.

While community expectations may be the catalyst for undertaking a heritage conservation area identification project, councils should always be mindful of the need for heritage outcomes to be robust, consistent and defensible. Hence the need for clear and concise assessment criteria as well as a project methodology that can be effectively defended and communicated.

Heritage protection may be achieved through District/City Plan scheduling or under the auspices of other policies and plans such as Reserve Management Plans and Development Codes. Effective alignment between protection mechanisms is essential for achieving robust heritage outcomes and raising awareness of historic heritage values. In the case of council cemeteries and reserves, for example, it is important that historic heritage values are adequately acknowledged and their management addressed so that the territorial authority can demonstrate its own adherence to the objectives, policies and rules promulgated in the District Plan. Where ecological and historic heritage values may come into conflict, such as with the reintroduction of native plantings versus the conservation of exotic species, it is important that good decisions arise out of sound historic heritage information and analysis.

The implementation of heritage conservation area identification and protection by territorial authorities, based on best practice thematic assessment and underpinned by an effective communication and interpretation strategy, has the potential to achieve better and more proactive historic heritage outcomes. By including heritage conservation areas within their planning toolbox local bodies can not only address community concerns about the ongoing loss of heritage buildings, sites and structures, but also raise the standard of knowledge about what constitutes historic

heritage fabric and values. The heritage conservation area template developed for Christchurch City Council has much to offer councils wishing to fulfil their obligations under the RMA in a manner that is not only robust and defensible but also, perhaps even more importantly, interesting and accessible.

Me huri whakamuri, ka titiro whakamua

In order to plan for the future, we must look to the past

Appendix 6 Map of development by 1974 – (Note 1975 set as boundary for proposed HHA)

Retrolens Crown_3730



Appendix 8 - expert evidence of Lyn Williams

BEFORE THE HEARING PANEL

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER Proposed Plan Change 9 to the
Operative Hamilton City District Plan

AND

IN THE MATTER Session 1 Historic Heritage Areas

STATEMENT OF EVIDENCE OF – LYNETTE JOYCE WILLIAMS

ON BEHALF OF NIALL BAKER - Submitter 199.9

DATED 28 April 2023

INTRODUCTION

1. My full name is Lynette Joyce Williams. I am an historian and museum and heritage consultant and have worked in the Waikato region for the last 26 years. My area of expertise is Waikato and Hamilton history. I was Curator of History at Waikato Museum of Art and History from 1997 to 2003 and since then have been a self-employed consultant based in Hamilton, specialising in historic heritage research; historic building/structure research; museum collections assessments and exhibition curation; editing and proofreading archaeological reports; and writing articles on historical subjects.
2. I graduated Master of Arts (MA) 2nd Class Honours in Anthropology (Archaeology) in 1980 from the University of Auckland. I have held curatorial positions in Southland Museum & Art Gallery (1980-83), Canterbury Museum (1984-89) and Waikato Museum of Art & History (1997-2003); I was manager-curator of Porirua Museum (1992-1997).
3. In 2018 I was contracted by Hamilton City Council and provided *A Thematic Review of the History of Hamilton* as a technical report in 2021; this is the first substantial report on the history of Hamilton since 1976. It forms one of the resources available for Plan Change 9.
4. My other Hamilton-related work has included researching and writing the histories of Hamilton East and Hamilton West Cemeteries as part of a conservation report for Hamilton City Council, presented in 2013; researching and writing the histories for several individual buildings or structures in Hamilton, working with conservation architects Matthews & Matthews; this work included the Latter-Day Saints Temple, the Municipal Baths, St Peter's Cathedral and central Hamilton buildings. I have researched and produced reports for the New Zealand Historic Places Trust for several Hamilton buildings and sites. I have researched and written the history of Hockin House, for the Waikato Historical Society. I have written the Maori and early European history of Hamilton to inform archaeological projects for Grantham Street and the Hamilton Club, and the Pukete to Horotiu section of Te Ara walkway.
5. I have written historic overviews of central Rotorua, Whakatane, Otahuhu and Opotiki for the Historic Places Trust, Matthews & Matthews and the relevant councils; central Pukekohe for Auckland Council; the Waikato District for Waikato District Council; the Aotea-Kawhia Catchment for Waikato Regional Council, and researched historic structures within each of those areas. I have researched and written the histories of the Waitangi Treaty Grounds, Musick Point Memorial Radio Station and Waihi Railway Station. I have lectured on archaeology, Hamilton history, and local stories as seen through burials in Hamilton and Waikato cemeteries, and conducted tours in local cemeteries.
6. I have lived in Hamilton from 1952 to 1972 and from 1997 to the present. I am a resident and ratepayer of Hamilton.
7. I am a member of the Professional Historians' Association of New Zealand/Aotearoa.
8. I have been engaged by Mr Niall Baker who has submitted to Plan Change 9 that he "*seeks the inclusion of a Fairview Downs HHA*" on the grounds that the Fairview Downs area has "*a reasonably contiguous area that typifies the development patterns, site and street appearance, and architecture of large scale private residential construction companies from the mid-1960s and 1970s*". His submission number is 199.9.

9. My professional background allows me to offer particular insights to the request to define Fairview Downs as a Historic Heritage Area, and these have informed this evidence. I bring relevant knowledge and experience in the area of historic heritage to these proceedings.
10. Although I am generally familiar with the area, I carried out site visits to Fairview Downs on 4 April 2023 and subsequently. My report on the social and land history of the locality is dated 28 April 2023 and is set out at **Attachment 1** to my evidence.
11. I attended the expert conferencing Planning and Heritage Session 3 – Heritage and Planning on 17 March 2023 and signed the Joint Witness Statement (JWS) in relation to heritage and planning dated 17 March 2023.

CODE OF CONDUCT

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

SCOPE OF EVIDENCE

13. My evidence will cover the following matters:
 - a) the history of the subdivisions in Fairview Downs
 - b) key figures associated with the subdivisions of Fairview Downs.
14. I have not undertaken an assessment of the houses but this is provided by Laura Kellaway.
15. I have undertaken an historical study of the Fairview Downs area which will form the basis for supporting the proposal to have Fairview Downs deemed an Historic Heritage Area.
16. This historical study will assist with the identification of Fairview Downs as an Historic Heritage Area and further consideration under the criteria for protection under the Plan Change. My research provides an overview of what makes up Fairview Downs's heritage.
17. My research is not a comprehensive examination at the history of the area but covers key points of the land history, subdivision history and key historical figures. This information is crucial as the first step in the process to understand and identify, protect, and manage the city's historic heritage and relevantly, within the area of Fairview Downs.
18. The area of Fairview Downs has the potential to be protected in the District Plan following further detailed individual assessment to ensure that this place meet the criteria for protection.
19. I have provided historical evidence for the preliminary Assessment Report undertaken by Laura Kellaway.
20. Reviewing the proposed Plan Change 9 (PC9) provisions did not form part of my brief from Mr Baker. As such, I have not reviewed the District Plan objectives, policies and rules proposed within Plan Change 9 and do not comment on the updated PC9 provisions in my evidence.

EXECUTIVE SUMMARY

21. Fairview Downs is situated in north-eastern Hamilton. It is accessed from Tramway Road, Powells Road and Wairere Drive and is bounded on three sides by rural land, some of which is undergoing subdivision. The proposed HHA includes only the earlier parts of the suburb relating to Hamilton's 7th and 8th Extensions –see Attachment 1. It excludes purpose-built retail outlets.
22. There are approximately 460 houses within the proposed HHA; there are a few small businesses operating from houses. The houses within the proposed HHA include two older farmhouses dating from the 1920s and 1930s, but nearly all date from the mid 1960s through to 1975.
23. Fairview Downs is a significant example of the undertakings of large scale private residential construction companies from the mid-1960s and 1970s.
24. This statement defines the extent as a substantial portion of Fairview Downs. It includes houses on both sides of the main streets of Northolt Road, Fairview Street and Raymond Street, some in part only, and the streets within that area.
25. In my professional opinion, based on the research undertaken, the area of Fairview Downs:
 - a) falls under the identified Development Period: *Early Post War Expansions (1950 to 1980)* as proposed by Mr Knott and is representative of a Heritage Theme which has historic heritage significance to the development of the city.
 - b) It has a substantial number of original dwellings of the period.
 - c) It has historical significance for the development of the city of Hamilton. It has particular significance for the development of the north-eastern area of Hamilton as it expanded into Waikato County/District farmland.
 - d) The 1950s to 1970s subdivisions are still clearly identifiable and reflect a distinctive part of Hamilton's architectural heritage as the residential lots were built on.
 - e) One house, at 11 Powells Road, within the proposed HHA relates to the earlier farming period of the suburb.

BACKGROUND

26. The history of a place is not static but changes as the city grows and matures, and as new information is unveiled the history of a place needs to be reviewed and updated.
27. Historic heritage places are places of significance to people on account of historical, physical (i.e. technological, archaeological, architectural) and cultural values. Historic heritage is often referred to as cultural and historic heritage or simply 'historic places'. In simple terms, a heritage place is a place with a 'story' (the heritage values) about the interaction of people with the place. The definition of 'historic heritage' provided in the Resource Management Act 1991, includes historic areas that "*contribute to an understanding and appreciation of New Zealand's history and cultures*" deriving from archaeological, architectural, cultural, historic, scientific, or technological values.
28. The purpose of Plan Change 9 is for the identification and protection of both historic heritage, and natural environments. The identification of areas and sites subject to Plan Change 9 built heritage, historic heritage areas, archaeological and cultural sites and significant natural areas are of 'a matter of national significance' under s6 of the RMA, which is a qualifying matter as specified in subpart 6, National Policy Statement on Urban Development (NPS-UD). The rules

and provisions proposed in Plan Change 9 are for the identification, recognition, protection and enhancement of these matters.

29. HHAs are included within the District Plan where they are representative of one of three Development Periods (Pioneer Development (1860 to 1889), Late Victorian and Edwardian and during and after inter-war growth (1890 to 1949), Early Post War Expansions (1950 to 1980) which are identified as having historic heritage significance to the development of the city and shows consistency with the physical and visual qualities that are representative of their identified Development Period.
30. As part of my report, I recommend that additional evaluation be carried out in Fairview Downs, focusing on the area's architectural and historic value to the city against the criteria for HHAs.

HISTORICAL STUDY FOR FAIRVIEW DOWNS

31. As the historian for the preliminary assessment of proposed Fairview Downs HHA, in my view the specific histories of Fairview Downs and its housing represent a significant part of the history of Hamilton.
32. Fairview Downs exhibits the development undertaken by large scale private residential construction companies from the mid-1960s and 1970s.
33. Fairview Downs was within Waikato County until being taken into Hamilton City as part of the 7th and 8th Extensions. The part of the suburb that is part of Hamilton's 9th Extension is not considered part of the proposed HHA.
34. Subdivisions relevant to the Fairview Downs history began in 1920 and 1922 when Walter Chitty and Louisa Powell respectively undertook the first subdivisions of their large farms and sold off parcels of land.
35. In 1922 Louisa Powell subdivided the eastern side of Tramway Road into 24 residential-sized parcels, foreseeing the extension of Claudelands to the north-east.
36. Subsequent subdivisions into smaller and smaller parcels by Powell, Chitty and later owners took place over the next few decades, with most of the land still being farmed. New roads were created, initially Powells Road and Alderson Road, these being extended as necessary to provide access to new land parcels.
37. In October 1956 Hamilton real estate agent Donald M Mackenzie subdivided the western end of Powells Road into 11 residential lots and in December 1961 he subdivided the land between those lots and the Ruakura Research Station boundary into 36 lots of approximately quarter acres, and created St Kilda Place, part of Hendon Road and Northolt Road, and Castor Street.
38. From 1963 through to 1971 similar subdivisions south of Powells Road were undertaken by owners Peter A Koppens, Tudor Homes, RB Lugton Limited, Colin Yule and Lynbrae Lands Limited.
39. On the north side of Powells Road but south of Alderson Road a similar pattern of subdivision occurred from 1957 to 1969 undertaken by owners Betley Farm Limited, creating as many as 81 residential lots in one subdivision. These subdivisions created Fairview Street, Sadler Street, Raymond Street, Erika Place and Thorpe Street.

40. From 1969 to 1974 most of this land was purchased by Peerless Homes Limited, owned by Hamiltonians Steel and Paterson.
41. To the north of Alderson Road, on what was Allotment 202, Peerless Homes Limited acquired further land on both sides of Fairview Street, Betley Crescent, the western end of Radiata and Rutland Streets and Smart Place.
42. Examination of Certificates of Title shows that within each subdivision the lots were built on and sold within a few years. The exception to this is the north side of Powells Road between Alderson and Raymond Streets that remained as grazed paddocks for stock until at least 1975.
43. The range of occupations of land owners throughout the suburb included manual workers, tradesmen, railway workers, clerical workers, market gardeners and farmers.
44. During this 1960s-70s period Fairview Downs stood apart from the main urban area, projecting into farmland on three sides, with Ruakura Agricultural Research Station on the south side and Chedworth Park Farms (H Webb) to the north-east.
45. The location of Fairview Downs on the periphery of Hamilton made it a place reliant on public transport and a dependence on the private motor car for residents wanting to visit central Hamilton.
46. The attachment many Fairview Downs residents feel for their suburb is reflected in the further submission by Deborah Fisher, not just with her own evidence but in organising and submitting to council a petition signed by almost 200 residents. This has been echoed in conversations with current and former residents within the last few weeks; many people feel a strong sense of community.
47. The location of Fairview Downs within a rural setting made it a desirable place to live; its separation from more-connected suburbs to the west created a sense of community and autonomy amongst residents.

CONCLUSION

48. In my view the specific history of Fairview Downs, its housing and its association with the rural farming community on the outskirts of Hamilton represent significant aspects of the history of Hamilton.
49. This historical study increases the understanding and appreciation of the heritage value of Fairview Downs and its significance to the history of Hamilton, and a re-assessment of Fairview Downs should be undertaken based on the revised assessment methodology set out by Mr Richard Knott in his Addendum - Hamilton City Historic Heritage Area Assessment, dated 6th March 2023.
50. The revision of criteria from the original themes to development periods is supported in principle however in my view as a historian the large development band of 1890s to 1940s is considered too wide in time and development as evidenced in my Thematic Study, and should be divided into two bands that more accurately represent Hamilton's development.
51. For the Fairview Downs proposed Historic Heritage Area, it is my view that this is representative of the early post war expansion (1950s-1970s) period; of comprehensive state housing schemes and control by the State Advances Corporation in part; the construction

company era (1960s-1975); and the dominance of the private car and changing suburban form (1960s-1975).

Lynette Joyce Williams
28 April 2023

Attachment 1 – HISTORICAL STUDY ON FAIRVIEW DOWNS

Attachment 1

HISTORICAL STUDY OF FAIRVIEW DOWNS

Lynette Williams

For Niall Baker

April 2023

HISTORICAL STUDY OF FAIRVIEW DOWNS

Land history

The land in this area was owned and occupied by Ngati Wairere prior to the confiscations in 1864 under the New Zealand Settlements Act 1863. The land within the proposed Historic Heritage Area (HHA) was surveyed in 1865, mostly into 50-acre parcels to be allocated to militiamen of the members of the 4th Waikato Regiment. An exception was Allotment 201 which was just over 116 acres. The proposed HHA comprises most of Allotment 201 and the eastern part of Allotment 202; it excludes Wairere Drive and the land to its west.

Today, Allotment 201 is bounded by Alderson Road, Tramway Road, the Ruakura Agricultural Research Station and the western part of Reeves Close. Allotment 202, of 50 acres, extended from Carrs Road to Alderson Road, on the east side of Tramway Road. The part of Allotment 202 included in the proposed HHA encompasses parts of Fairview, Radiata and Rutland Streets, and Smart Place.

In 1881 the Waikato (later New Zealand) Land Association (NZLA) purchased Allotment 201, incorporating it into its extensive estate. The association dug deep drains across their estate to drain the swamp land. One of these drains in Raymond Park is recorded as archaeological site S14/334.

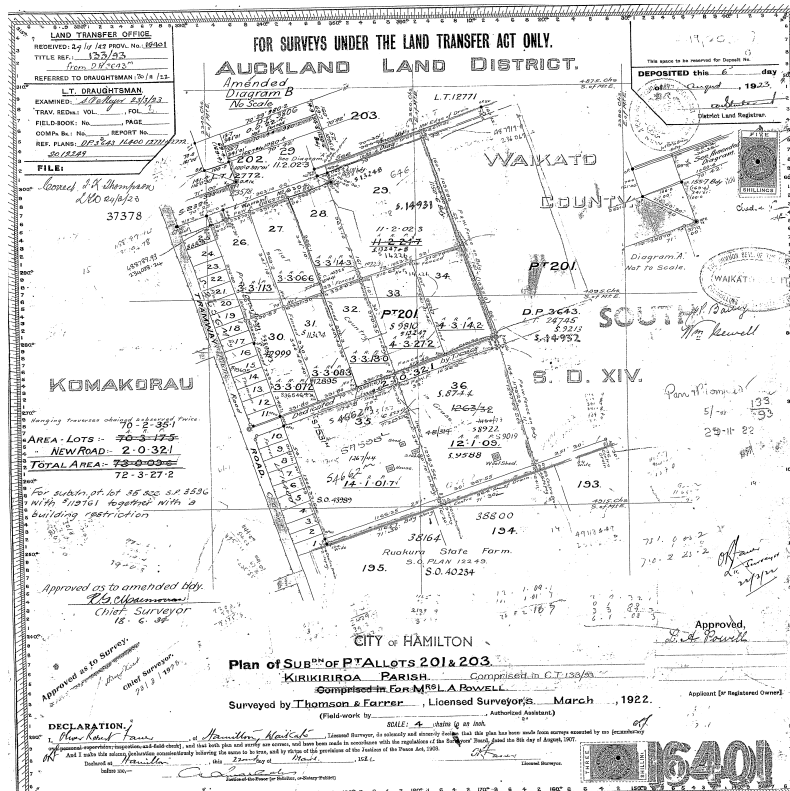
By 1920, Allotments 201 and 202, plus land further east, belonged to two land owners, Louisa Powell and Walter Chitty respectively. They each began re-surveying, subdividing Allotments 201 and 202 plus their land further east, into different configurations, selling off parcels but retaining some to farm themselves. Alderson Road and an historic drain form the boundary between Allotments 201 and 202.

The land was within Waikato County Council until taken into Hamilton City as part of its 7th and 8th Extensions in April 1959 and April 1962, respectively. Further land that is also now part of Fairview Downs was taken into Hamilton City as part of its 9th Extension in November 1977.

Allotment 201

Louisa Powell's first subdivision, in March 1922, was along Tramway Road; this entailed creating 24 residential-sized parcels of just over a quarter acre, and the western ends of Powells and Alderson Roads. At this time it was becoming apparent that Claudelands, which had been incorporated into Hamilton Borough a few years earlier, was spreading north, and Louisa Powell was looking to future investment possibilities. However, only one lot was sold individually by her, the rest being amalgamated by the purchasers of the adjacent land when Powell undertook further subdivisions.

From March 1922 Powell subdivided Allotment 201 and the allotments to the east into parcels of approximately four and five acres, with three larger parcels of 11½, 12¼ and 14¼ acres. A survey plan (DP 16401) shows buildings on the two largest parcels: a house, shed, stables and woolshed. It is presumed that these were her farm buildings and dwelling. (They would be situated between what are now Northolt and Hendon Roads and their sites constitute archaeological sites.) The northern and southern boundaries follow the lines of NZLA drains. The western ends of Powells and Alderson Roads were included in the survey.



DP 16401, surveyed in March 1922, shows owner Louisa Powell's subdivision of the western part of Allotment 201 into ten parcels. A house and farm buildings are shown in Lots 35 and 36. Alderson Road lies along the northern boundary.

In 1923 Louisa Powell's son Percy acquired Lot 30 on the north side of Powells Road, almost four acres. In 1933 Lots 26-29, 31-34 and most of the residential lots on Tramway Road between Powells and Alderson Roads were acquired by Henry and Kathleen Crooks.

The Crooks' house at 11 Powells Road is the oldest remaining in the proposed HHA and probably dates from their purchase of the property. Henry and Kathleen Crooks acquired title SA646/249 in September 1933. They were dairy farmers, with a Jersey herd.

In July 1933, Louisa Powell subdivided 133 acres to the east, which included the remaining part of Allotment 201 and the adjacent Allotments 198 and 200, into new parcels ranging in size from 19 to 39 acres. The Crooks acquired the parcel adjoining their land to the west in 1933; William S. Strange a large parcel that included the remaining part of Allotment 201 on the north side of Powells Road; Harry Cole the remaining part of Allotment 201 south of Powells Road, also in 1933; Percy Powell acquired a 27-acre parcel within Allotment 198, south of Powells Road, in 1934. Further subdivisions occurred of the allotments still further east, with changes of ownership including to son Stan Powell.

From 1950 to 1956 Cole on-sold most of the Tramway Road lots, to various people. In August 1956 he sold the eastern 33 acres of Allotment 201 to Colin T Yule, and in September 1956 the remaining Lot 35 DP 16401 plus Lot 5 DP 16400 on Tramway Rd to Donald M MacKenzie (SA1267/43 and 44). MacKenzie had the south side of Powells Rd surveyed into 11 residential lots of approximately a quarter-acre each, in 1956; one lot became Crown Land and a space was left to accommodate St Kilda Place. MacKenzie was a Hamilton land agent. During 1957, 1959 and 1962 eight lots were sold; Lots 1 and 2 became Wairere Drive.

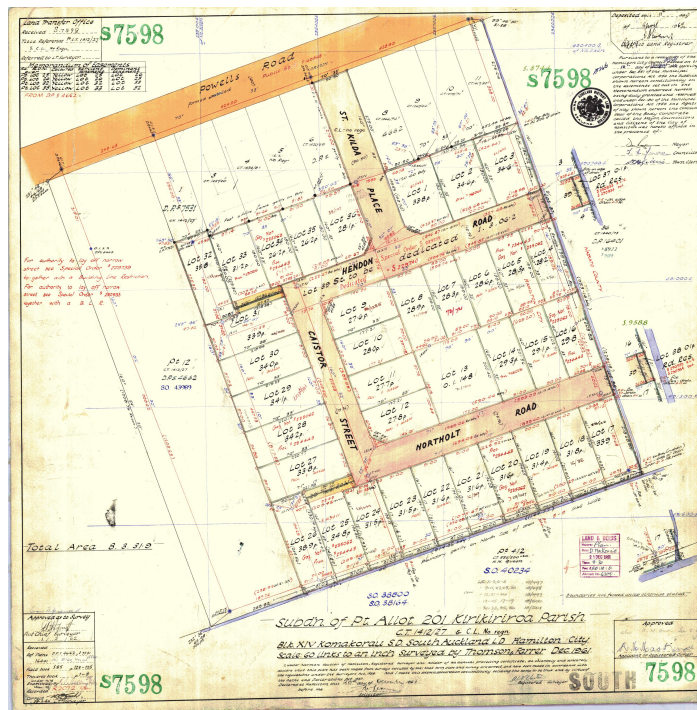


DP 24745 surveyed in July 1933 shows the remaining part of Allotment 201 as being within the new Lots 1, 2 and 4. Ownership of these lots passed to Crooks, Strange and Cole.



Don MacKenzie's first subdivision, along the south side of Powells Rd was surveyed in October 1956 as DPS 4662.

Mackenzie's second subdivision was undertaken in 1961 (DPS 7598). This created 36 lots from 26.2 to 39.8p, St Kilda Place, part of Hendon Road and Northolt Road, and Castor Street.



Don MacKenzie's second subdivision, between Powells Rd and Ruakura Research Station, was surveyed in December 1961 as DPS 7598.

The land to the east of MacKenzie's land was purchased by Peter A. Koppens. He undertook three subdivisions from Powells Road to the Ruakura boundary, in three stages in 1963 and 1964. These continued Hendon Road and Northolt Road to the east. A pedestrian accessway was created from Powells Road through to Northolt Road. This subdivision created 58 sections and also introduced rear sections with right-of-way access.

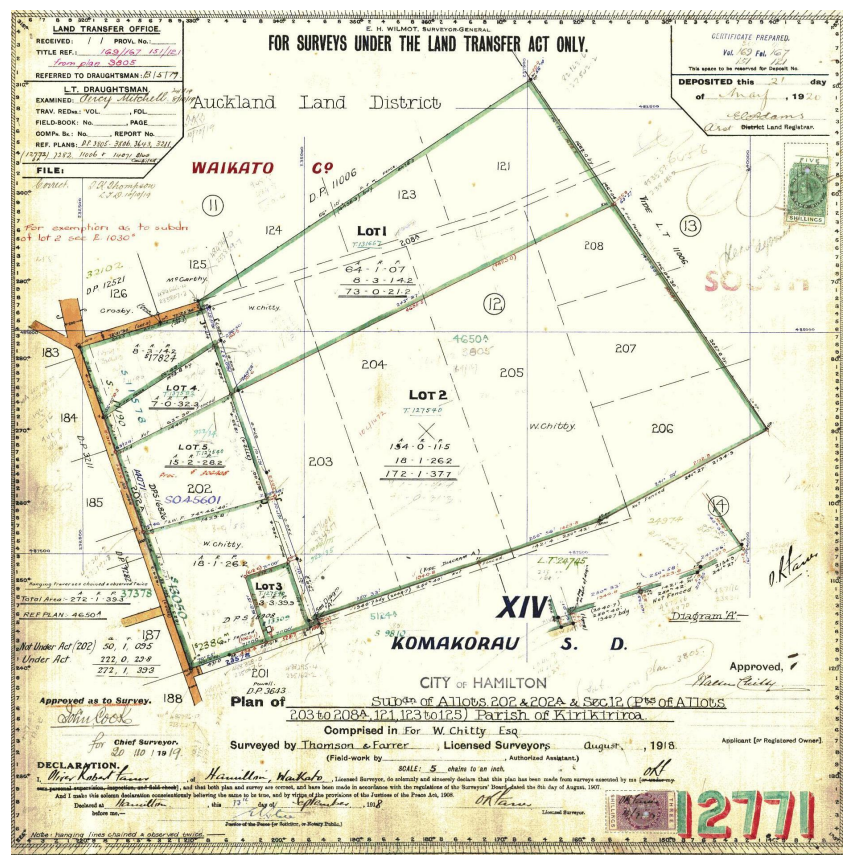
These subdivisions established a pattern from the late 1950s through to 1971: the various owners –Tudor Homes, RB Lugton Limited, Colin Yule and Lynbrae Lands Limited – subdivided further parcels of Allotment 201 south of Powells Road into smaller parcels and then into quarter-acre sections. One parcel was set aside as recreation reserve and other parcels were required for the continuance of Hendon and Northolt Roads (DPS 15061).

To the north of Powells Road (south of Alderson Road), a similar pattern of sequential subdivision took place. After Henry Crook's death in 1947, Kathleen began to subdivide and sell off portions of their farm, from 1950 to 1954. After a few transactions, in 1957 Betley Farm Limited, directors HG Hall and Eric D. Rex, acquired the Crooks' farm, and from 1965 began subdividing along the north side of Powells Rd; this created the south ends of Alderson Road and Raymond Street.

In May-July 1966 Betley Farm Ltd subdivided both sides of Fairview Street and Betley Crescent, between Alderson and Powells Road, to create 81 residential lots from 24 to 35.4p each, where the few larger sections were accessed by rights of way. (Area L on map). This land was acquired by Peerless Homes in 1969.

Allotment 202

In 1918 Walter Chitty, who was already well-established in the area as a prominent farmer, began subdividing in 1920, with a survey that amalgamated the allotments to the east and small parts of allotments on their northern boundaries, following the line of an old NZLA drain. The northern boundary of Allotment 202 is Carrs Road. Chitty sold off most of this land but retained Lot 2 DP 12771; this was 172 acres and was bounded by Tramway Road and what became Alderson Road. Only the western part of this parcel is part of the HHA: it encompasses parts of Fairview, Radiata and Rutland Streets, and Smart Place.



Chitty's proposed subdivision of Allotments 202, 202A and Section 12 (Pts of Allotments 203 to 208A, 121, 123 to 125), surveyed in August 1918. Carrs Road and Tramway Road are shown as brown lines. Each of Lots 1, 2, 4 and 5, delineated in green, have their western boundaries on Tramway Road. The small Lot 3 of nearly four acres has access to Alderson Road. Allotment 202A is a narrow strip 50 links wide along the eastern side of Tramway Road.

As can be seen from the subdivisional plans and associated Certificates of Title, the suburb was created in a very few years. One of the main owners was the Hamilton construction firm, Peerless Homes Limited. The 1950s to 1970s subdivisions are still clearly identifiable and reflect a distinctive part of Hamilton's architectural heritage as the residential lots were built on.

During this 1960s-70s period Fairview Downs stood apart from the main urban area, projecting into farmland on three sides, with Ruakura Agricultural Research Station on the south side and Chedworth Park Farms (H Webb) to the north-east. One block on the north side of Powells Road remained as grazing land through to the mid-1970s. Residents had to rely on bicycle, public transport and private motor cars to get to their places of work and schools.



Site Record Form

Appendix 9 - Archeology site record

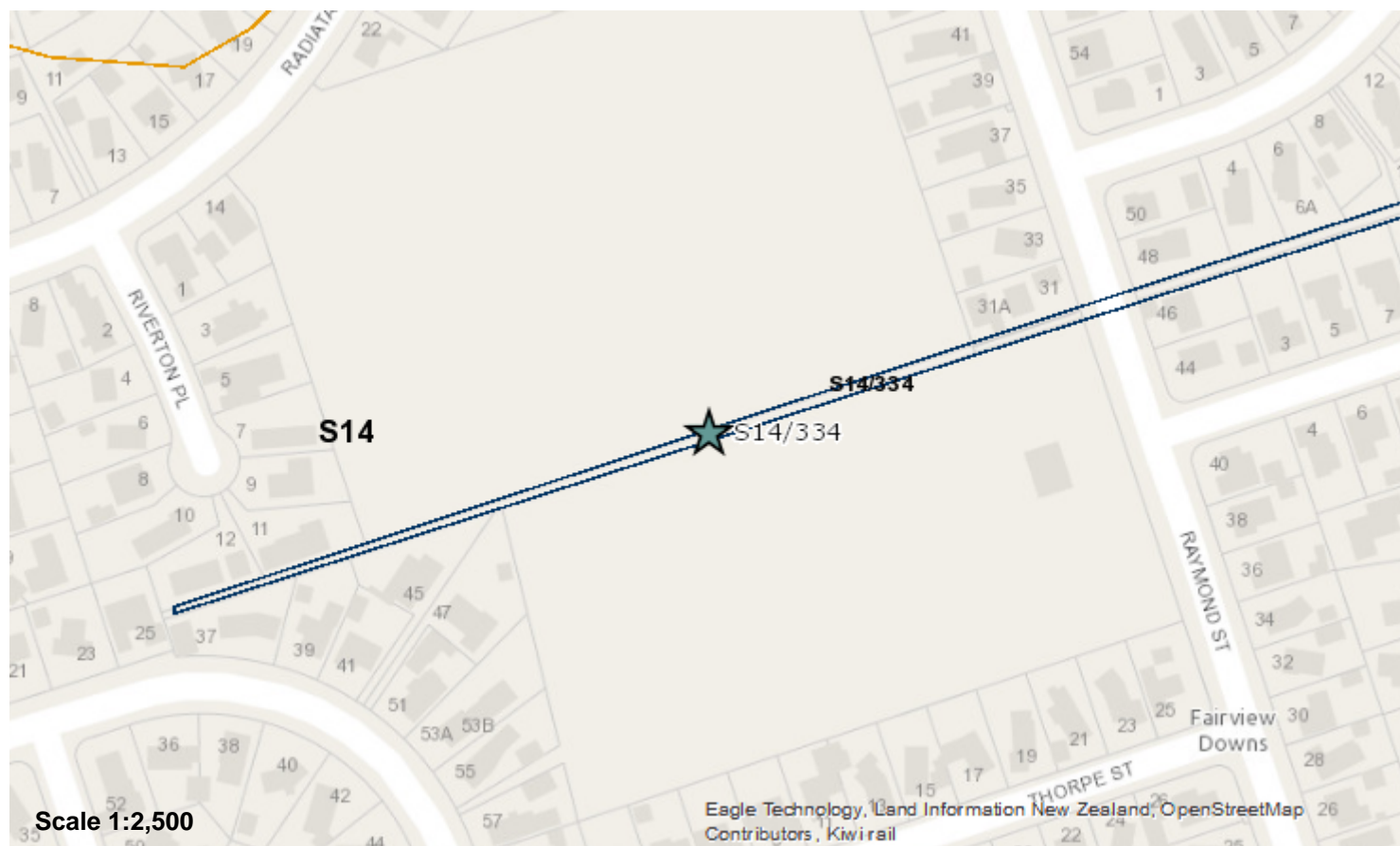
NZAA SITE NUMBER: S14/334

SITE TYPE: Agricultural/ pastoral

SITE NAME(s):
DATE RECORDED:
SITE COORDINATES (NZTM) Easting: 1802918

Northing: 5818177

Source: On Screen

IMPERIAL SITE NUMBER:
METRIC SITE NUMBER: S14/334

Finding aids to the location of the site

West of Raymond St

Brief description

Field drain

Recorded features

Drain

Other sites associated with this site

SITE RECORD HISTORY	NZAA SITE NUMBER: S14/334
<p data-bbox="60 248 263 280">Site description</p> <p data-bbox="60 295 1149 353">Updated 19/05/2022 (Field visit), submitted by siankeith , visited 20/02/2019 by Keith, Sian Grid reference (E1802924 / N5818167)</p> <p data-bbox="60 385 1420 443">Field drain originally from late 1800s. Investigated by a machine trench in 2019 under authority 2015/1135. No archaeological material preset and ditch appeared to have been maintained through silt removal during its lifespan.</p> <p data-bbox="60 504 678 562">Updated 04/02/2015 (other), submitted by siankeith Grid reference (E1802924 / N5818167)</p> <p data-bbox="60 593 1305 624">C.1870s-1880 field drain annotated on historic map DP 3643 (1906) as “been in existence over 25 years”</p> <p data-bbox="60 645 320 676">Condition of the site</p> <p data-bbox="60 692 1149 723">Updated 19/05/2022 (Field visit), submitted by siankeith , visited 20/02/2019 by Keith, Sian</p> <p data-bbox="60 752 528 784">Ditch was still visible and open in 2019.</p> <p data-bbox="60 813 678 844">Updated 04/02/2015 (other), submitted by siankeith</p> <p data-bbox="60 873 172 904">Unknown</p> <p data-bbox="60 925 351 956">Statement of condition</p> <p data-bbox="60 985 1126 1016">Updated: 30/05/2022 - Fair - Some intact features, but others may be unclear or damaged</p> <p data-bbox="60 1061 282 1093">Current land use:</p> <p data-bbox="60 1122 786 1153">Updated: 05/06/2020 - Urban residential, Reserve/ recreation</p> <p data-bbox="60 1198 165 1229">Threats:</p>	

SITE RECORD INVENTORY	NZAA SITE NUMBER: S14/334
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Supporting documentation held in ArchSite

19 May 2022

Dr Rachel Darmody
Heritage New Zealand Pouhere Taonga
PO Box 13339
Tauranga 3141

Sian Keith Archaeology Ltd
Shed 5, 394 Grey Street, Hamilton East,
New Zealand

t: 021 1411802
e: sian@siankeitharchaeology.com
w: www.siankeitharchaeology.com

Dear Rachel

Re: 2015/1135 Chedworth Properties Ltd, Ruakura

Archaeological monitoring under authority 2015/1135 (Appendix A) did not lead to the discovery of intact archaeological sites, features or deposits.

Works were undertaken in line with the Site Instruction (Appendix B). Contractor briefings were held with the earthworks crews at all beginning stages of each work package. Site visits were made following the removal of topsoil in the areas identified as holding most archaeological risk. Monitoring was undertaken of earthworks through the historic drain S14/334 in February 2019.



Plate 1: General Image of site works looking north-west.

The drain S14/334 was found to have been maintained through silt clearance and as a result its original profile had been extended both in width and depth over its lifespan. There was no evidence for the original cut, no natural siltation deposits, and no artefacts from the 1800s-1900 period were retrieved (Plate 2 and Plate 3).



Plate 2: S14/334 ditch pre- investigation trench



Plate 3: S14/334 ditch showing investigation trench

Yours Faithfully

Sian Keith

Sian Keith



HERITAGE NEW ZEALAND
POUHERE TAONGA

AUTHORITY

Heritage New Zealand Pouhere Taonga Act 2014

AUTHORITY NO: 2015/1135

FILE REF: 11013-021

DETERMINATION DATE: 21 May 2015

EXPIRY DATE: 21 May 2020

AUTHORITY HOLDER: PCL Limited

POSTAL ADDRESS: Chedworth Properties Limited, 110 Victoria Street, HAMILTON 3200

ARCHAEOLOGICAL SITES: S14/334

LOCATION: Northern part of the Rurakura Structure Plan Area

APPROVED ARCHAEOLOGIST: Sian Keith

LANDOWNER CONSENT: Landowner is applicant

This authority may not be exercised during the appeal period of 15 working days, plus 3 working days to allow receipt by all parties by post, or until any appeal that has been lodged is resolved.

DETERMINATION

Heritage New Zealand Pouhere Taonga grants a general authority pursuant to section 48 of the Heritage New Zealand Pouhere Taonga Act 2014 in respect of the archaeological site, within the area specified as Pt Lot 1 and 2 DP11006, Pt Lot DP12771, Lot 1 DPS 75964 to PCL Limited for the proposal to undertake earthworks for residential development in the Northern part of the Rurakura Structure Plan Area, subject to the following conditions:

CONDITIONS OF AUTHORITY

1. The authority holder must ensure that all contractors working on the project are briefed by the approved archaeologist on the possibility of encountering archaeological evidence, how to identify possible archaeological sites during works, the archaeological work required by the conditions of this authority, and contractors' responsibilities with regard to notification of the discovery of archaeological evidence to ensure that Conditions are complied with.
2. The authority must be exercised in accordance with the *Site Instruction: Ruakura Land Development PLC Land* prepared by Sian Keith and submitted with the application. Any

changes to the plan require the prior written agreement of Heritage New Zealand Pouhere Taonga. This includes the monitoring of topsoil stripping by an archaeologist approved by Heritage New Zealand Pouhere Taonga.

3. Any archaeological evidence encountered during the exercise of this authority must be investigated, recorded and analysed in accordance with the Site Instruction and current archaeological practice.
4. If any koiwi tangata (human remains) are encountered, all work should cease within 10 metres of the discovery. The Heritage New Zealand Pouhere Taonga Regional Archaeologist, New Zealand Police, Ngati Wairere and Ngati Haua must be advised immediately in accordance with Guidelines for Koiwi Tangata/Human Remains (Archaeological Guideline Series No.8) and no further work in the area may take place until future actions have been agreed by all parties. This condition is not a statement of mana whenua status.
5. Any archaeological work must be undertaken in conformity with any tikanga Maori protocols agreed to by the authority holder, Ngati Wairere and Ngati Haua, so long as the legal requirements of the authority are met. This condition is not a statement of mana whenua status.
6. That within 20 working days of the completion of the on-site archaeological work associated with this authority;
 - a) A brief interim report outlining the archaeological work undertaken must be submitted to the Heritage New Zealand Pouhere Taonga Regional Archaeologist.
 - b) Site record forms must be updated or submitted to the NZAA Site Recording Scheme.
7. That within 12 months of the completion of the on-site archaeological work, the authority holder shall ensure that a final report, completed to the satisfaction of Heritage New Zealand Pouhere Taonga, is submitted to the Heritage New Zealand Pouhere Taonga Regional Archaeologist.
 - a) One hard copy and one digital copy of the final report are to be sent to the Heritage New Zealand Pouhere Taonga Regional Archaeologist.
 - b) Digital copies of the final report must also be sent to the NZAA Central Filekeeper, Ngati Wairere and Ngati Haua.

Signed for and on behalf of Heritage New Zealand.

Te Kenehi Teira
National Heritage Policy Manager / Kaihautu Maori / Chief Executive
Heritage New Zealand Pouhere Taonga
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Date 21-5-15.

Site Instruction:

Ruakura Land Development PLC Land

1 Introduction

This Site Instruction outlines what procedures are to be followed throughout the earthworks in respect of mitigating the risk of damaging archaeological sites. It has been written to accompany an application to Heritage New Zealand for an archaeological authority to modify site S14/335 and any currently unrecorded archaeological evidence which may exist on the land owned by PLC and shown in Figure 1.

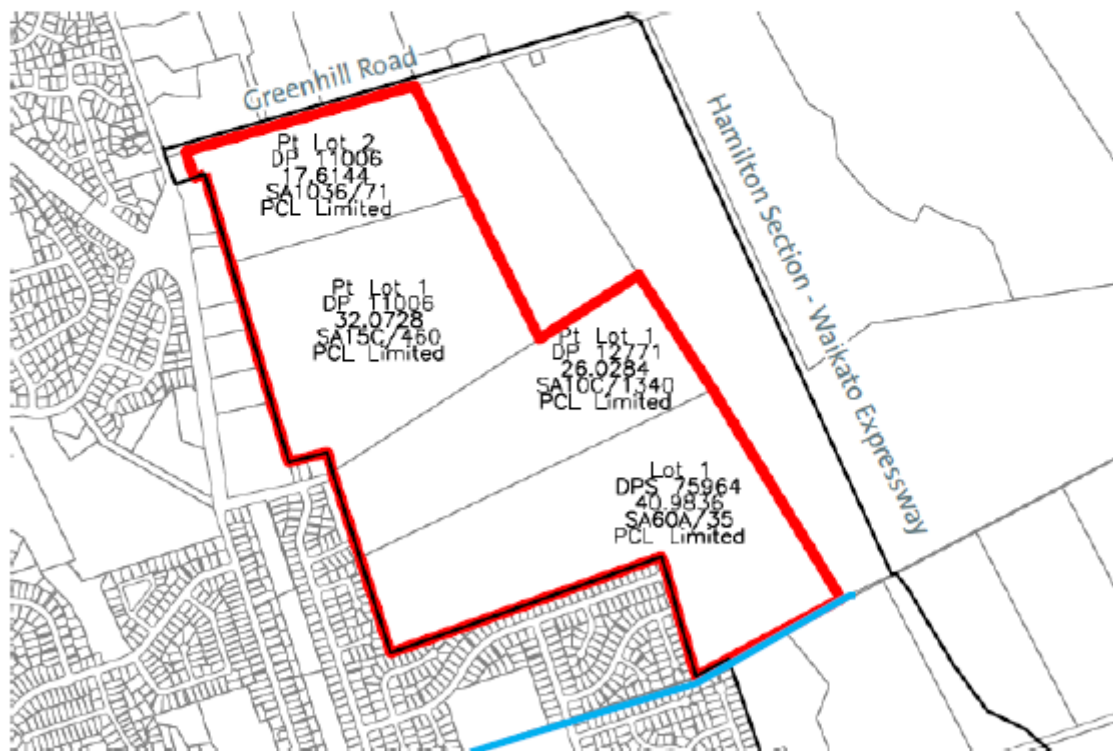


Figure 1: Land covered by the Site Instruction, 1880s drain S14/335 highlighted by blue line.

This document will serve as a reference document to inform the Authority Holder and their representatives (contractors) of the required archaeological monitoring and the associated legal obligations and responsibilities of the archaeologists and contractors. This document will be provided to relevant parties and a copy will be held on site.

2 Archaeological Monitoring

Archaeological monitoring means that an archaeologist must be present to observe the earthworks that have the potential to affect archaeological remains, and that they may also require earthworks to be conducted in a particular way as to allow the archaeologist to assess whether archaeological remains are present.

Any archaeological evidence encountered during the earthworks will be recorded and analysed following current archaeological practice. This may require works to halt while the archaeologist undertakes any of the following:

- Cleaning and viewing soil profiles
- Photography
- Written records,
- Hand-excavation of features,
- Producing measured drawings
- Collecting material samples for faunal or radiocarbon analysis.

If any koiwi tangata (human remains) are encountered, all work shall cease within 10 metres of the discovery. The Heritage New Zealand regional archaeologist, NZ police and local iwi will be advised immediately.

2.1 Area of works to be monitored / inspected by the Archaeologist

Monitoring of topsoil stripping will be undertaken by the archaeologist on the southern boundary in the vicinity of the recorded archaeological site S14/335 -1880s drain. The location is provided on Figure 2.

A field inspection following topsoil stripping will be undertaken on the higher ridgelines as defined in on Figure 2:

- Pt Lot 1 Deposited Plan 11006
- Pt Lot 1 Deposited Plan 12771

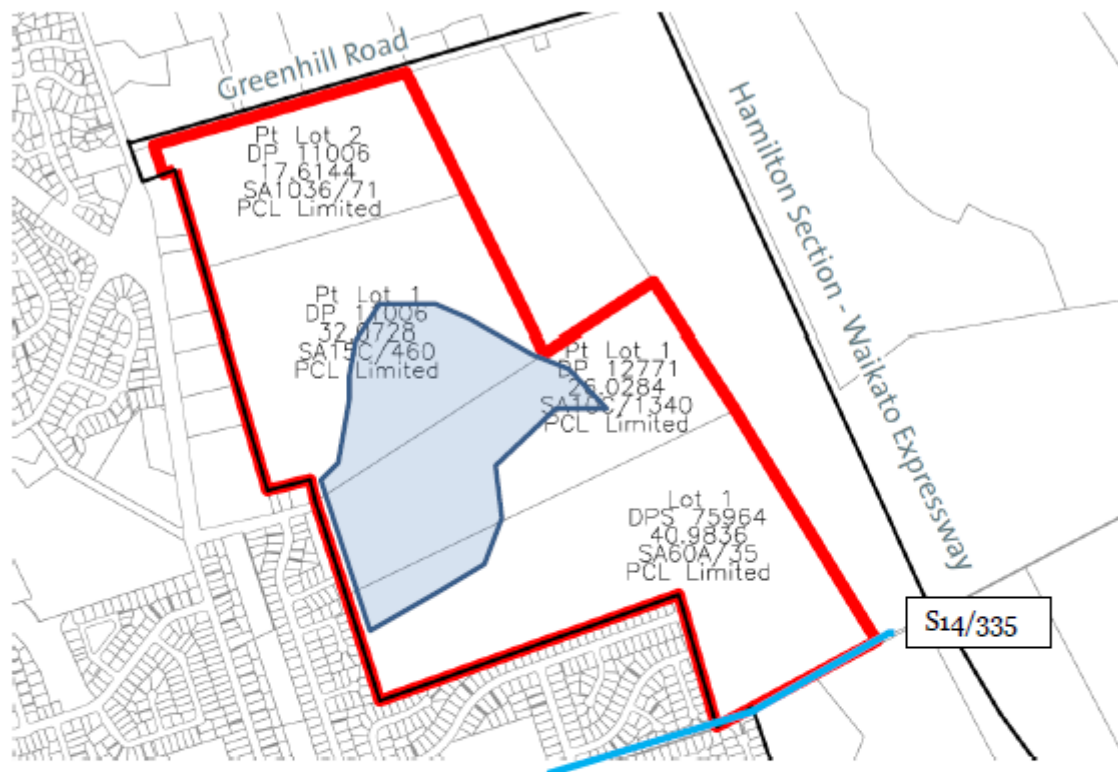


Figure 2: Areas to be inspected following topsoil stripping shaded in blue, earthworks and topsoil stripping on the southern boundary at S14/335 to be monitored by archaeologist.

2.2 Site Briefing

An initial briefing with contractors will be held on site during which the archaeologist will discuss:

- Areas of work to be monitored;
- Procedures and purposes of archaeological monitoring;
- Processes of dealing with archaeological features and deposits;
- Earthworks time frames;
- Procedures for delays whilst archaeological investigations take place;
- Identification of archaeological features/materials.

3 Roles and Responsibilities

3.1 Contractors and Subcontractors

Contractors involved in the project have the following responsibilities with regard to archaeological material:

- Earthworks within the area designated to be monitored by the archaeologists will only be undertaken under the supervision of the archaeologist.
- The contractor and/or authority holder will give reasonable notice of when earthworks are to take place in the area that requires monitoring.
- If any material or features that are suspected to be of archaeological importance (as per the site briefing by the archaeologist) are encountered in areas not being monitored by the archaeologist, the contractor will stop work and contact the project archaeologist immediately.

3.2 Project Archaeologist

Sian Keith is the project archaeologist. Sian will oversee the monitoring with such assistants as are required.

Key responsibilities of the archaeologists are as follows:

- Prior to the commencement of earthworks the archaeologist shall provide an onsite briefing to contractors regarding the archaeological work required by the Authority. They will also be provided with a copy of the Site Instruction that includes a copy of the Authority and relevant contact details.
- The investigation of archaeological material shall be conducted in a professional and expedient manner to ensure the accurate recovery of archaeological information and incur minimal delays to the project.

3.3 Authority Holder

The authority holder is Jon Webb. Mr. Webb must ensure that allowance is made in the work schedule for any archaeological work required. This shall be determined in consultation with the project archaeologist. The authority holder is referred to the authority for further details of their responsibilities with regard to notifying Heritage New Zealand of dates for the works, lodging copies of the final report, and meeting costs of the required archaeological work.