



HAMILTON CITY COUNCIL

PLAN CHANGE 9 - OPPOSED

HISTORIC HERITAGE AREAS

PRESENTED BY PATSY RYAN



SEIFERT STREET FOREST LAKE

HAMILTON



FOREST LAKE

EXTRACT from Peer Review prepared for HCC by **Adam Wild fnzia – Archifact – architecture & conservation ltd**

Based on the material I have been able to consider, of the 32 proposed HHAs advocated I believe the following 12 areas do not warrant inclusion in the District Plan:

- a. Acacia Crescent
- b. Ashbury Avenue
- c. Augusta, Casper and Roseberg Streets
- d. Cattnach Street
- e. Hooker Avenue
- f. Jamieson Crescent
- g. Jennifer Place
- h. Lamont, Freemont, Egmont and Claremont
- i. Seifert Street**
- j. Springfiled Street
- k. Sunnyhills Avenue



Memorandum

for: hamilton city council
attn: katherine hu
from: archifact – architecture & conservation ltd (archifact)
date: 6 June 2022
re: plan change 9 historic heritage areas peer review

1. background

The Hamilton City Council [HCC] is preparing documents in support of Plan Change 9 - historic heritage areas. You have asked that I undertake a Peer Review of:
the applied methodology;
evaluation criteria; and,
the Hamilton City Historic Heritage Area Assessment - version 2 dated 2021 prepared by Richard Knott of Richard Knott Limited.

Peer Review: Dr Kai Gu

States the following in his 6 March 2023

- A total of 13 HHAs are classified under the construction company era and the dominance of the private car and changing suburban form (1960s - 1970s). The narrative of their associated heritage value needs to be strengthened. Under the heading Historic Qualities in the Historic and Cultural Heritage Assessment Criteria set by the Waikato Regional Policy Statement (10A, 2016, updated 2018), **the heritage place or area needs to have a direct association with, or relationship to, a person, group, institution, event or activity that is of historical significance to Waikato or the nation.** Moreover, the building or structure of heritage value should be associated with a significant activity (for example institutional, industrial, commercial or transportation). **In cases in which a historical association is difficult to establish or is repetitive, HHA status may be removed.**
- **Seifert Street does not meet any of Dr Kai Gu heritage value criteria.**



31 GARNETT AVE (Corner of Seifert Street)

IRONIC - While the HHA talks about Mr Seifert, but HCC have excluded the Seifert family home (1930s - OneRoof) from the HHA, despite it being adjacent to the HHA.

This must mean there's no direct association for the rest of the street.

Clearly **IF** the Seifert family was significant (and part of the heritage values), **their house** would be included in the HHA.

It is not! So, they are not significant, and we have no direct association with this family.



PATTERN OR PLAN BOOK HOUSES



PATTERN/PLAN BOOKS

- 1. Acacia, Ashbury, Lamont and Seifert HHAs all have references to the houses being from “**plan books**” or “**pattern books**” in Revised Schedule 8D but there is no explanation given as to why this is a heritage value.
- There is **NO** explanation as to which plan books the house designs come from, which design(s) from that plan book you think the houses are and why this makes them important.



CONCLUSION

- As a result, these plan book HHAs have no direct association with, or relationship to, a person, group, institution, event or activity that is of historical significance to Waikato or the nation, which is what Dr Kai states in his Peer Review as a requirement of a heritage area.

PATTERN OR PLAN BOOK HOUSES



CONCLUSION

- All of the NZ plan books we viewed, whether designed by a draftsman, “a woman designer” or an architect, have a variety of designs. The point of them was to offer many ideas so people could find one that they wanted. As such it is impossible to define a house (or group of houses) as being similar to a plan book unless you are able identify one specific plan in one specific plan book.



CONCLUSION

- In fifty years, will all homes by Jennian Homes and GJ Gardener be considered to have historic heritage value for this reason?
- 50% of the street's homes are not in their original state in one way or another – with added large conservatories, painted brick, attached decks, an auxiliary unit and aluminium joinery.



OUR HOUSE

9 SEIFERT STREET

HAMILTON

ABOUT US

- We brought this property in October 2012
- Shifted into this property in 2019

- 4 stage project initiated in 2019

Stage 1 - Internal gut and renovate



Completely rewired

Insulated

Aluminum joinery throughout

Code of Compliance granted June 2021



Stage 2 - 9x4 meter heated pool installation

Compliance granted

Stage 3 - House Extension

Stage 4 - Landscaping - sympathetic to the environment and local wildlife



BEFORE

KITCHEN



BEFORE



AFTER

REINSTATED BEAUTIFUL MATAI FLOORS & COVING

BATHROOM



BEFORE



AFTER

COMPLETE OVERHAUL - FLOOR TO CEILING TILED SHOWER

LIVING ROOM



BEFORE



AFTER



EXTERIOR



BEFORE



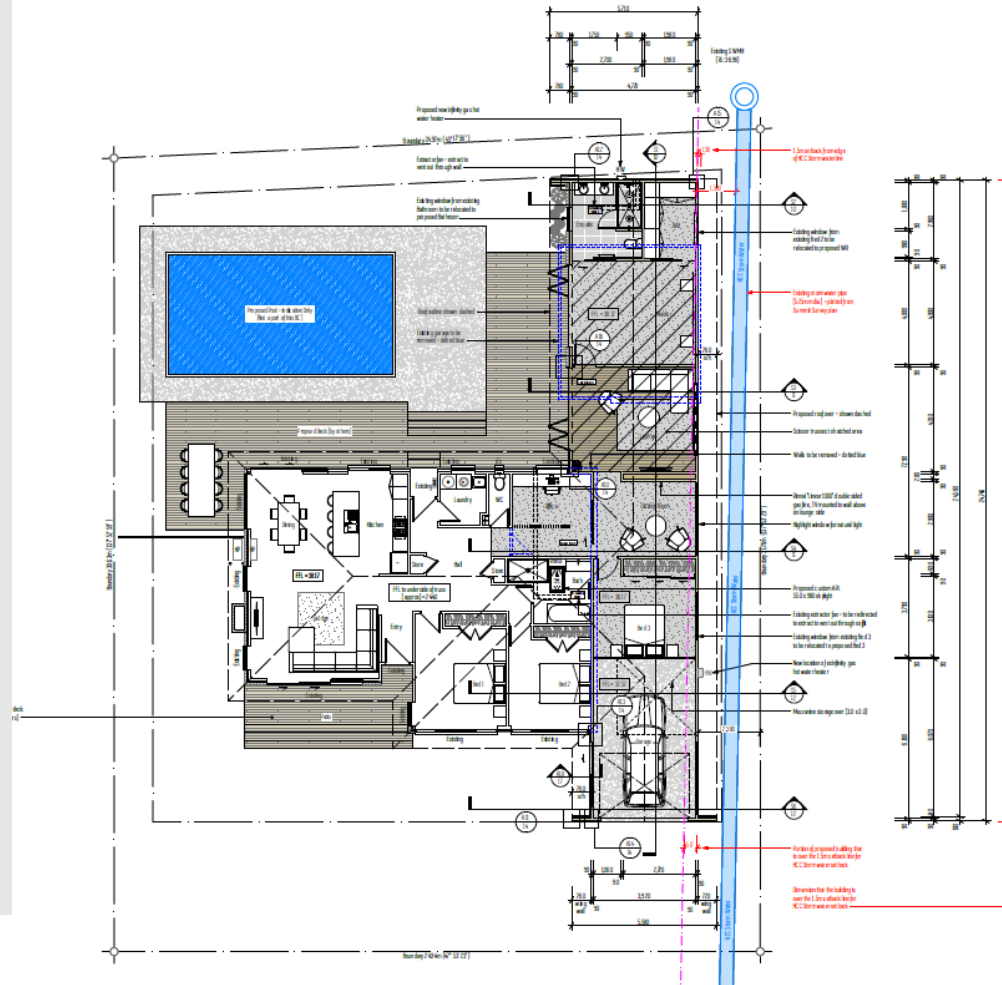
AFTER

STAGE 3



STAGE 3 - PLANNED ADDITION

- Master Suite
- 2nd lounge & sitting room
- Third bedroom
- Garage
- Footprint of new extension replaces garage and old driveway.
- Is within the council 5mtr setback covenant for the street and taking up no additional green space



INVESTED

- Stage 1 - \$220,000
- Stage 2 - \$90,000
- Stage 3 - to date \$35,000 (engineers, surveyors, architect plans and drawings)
- Mental & emotional health 110%



OUR DREAM HOME

STAGE 3

9 SEIFERT STREET

HOME IS WHERE THE HEART IS.
MY HOUSE MY CASTLE.

THESE ARE ALL PHASES I'M
SURE YOU ARE AWARE OF BUT
RESONATE WITH US



IMPLICATIONS FOR US AS A FAMILY

- Under the current structure we will require a professional to assist with a **Resource Consent** that focuses around a Heritage classification
 - Cost \$2000 plus
- Require a **Environmental Study** and report prepared
 - Cost \$1800 plus
- **Emotional Impacts**

Financial - we have invested in stages 1, 2 & 3 - \$345K

Delays on the build is costing us everyday - inflation, cost of building products, mortgage, not to mention the implications for our builder who had us scheduled in.

We need this change to make our home work for our family at the moment its not. Its having a serious impact on the kids.

Had we known that this HHA was going to be a factor, the likelihood of us investing in this project would be nil.

We are a very modest family just wanting to build a better life for our kids, we just want to move on, not stuck in limbo.

Stress as a result of how this has been handled - letter

At the end of the day after all this effort and money we still have no idea whether this will ever be a reality.





THANK YOU

PATSY RYAN & CLINTON RATCLIFFE