

Before an Independent Hearings Panel

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|----------------------|---|
| Under the | Resource Management Act 1991 (RMA) |
| In the matter | of Hamilton City Council's PC9 – Historic Heritage and Natural Environments (Session 2 Built Heritage and Archaeological Sites) |

**STATEMENT OF JOHN EDWARD BROWN ON BEHALF OF NATIONAL STORAGE
LIMITED AND THE TRUST COMPANY LIMITED**

(Historic Heritage)

22 September 2023



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1. INTRODUCTION

- 1.1** My full name is John Edward Brown. I am a director of Plan.Heritage Limited, an independent historic heritage consultancy established in September 2015. I have over 30 years of experience in the historic heritage sector.
- 1.2** My qualifications include a Bachelor of Archaeology (BA) from the University of Newcastle-upon-Tyne in the United Kingdom, and a Masters of Archaeology (and Cultural Heritage) from the University of London. I have also undertaken continued training and experience-based learning in the analysis of traditional building materials, recording of historic buildings and structures, historic landscape characterisation, conservation area appraisals, and practical conservation of historic buildings, including traditional building materials.
- 1.3** I am a member of ICOMOS New Zealand/Te Mana o Ngā Pouwhenua o Te Ao, which is a professional organisation for the support and advancement of individuals and organisations engaged in the conversation of places of cultural heritage value in New Zealand, and a former affiliate member of the Institute for Historic Building Conservation, which is a leading professional institution for conservation of historic buildings in the UK. I am currently an Associate of the Chartered Institute for Archaeologists since 2006, and a member of the New Zealand Archaeological Association since 2016.
- 1.4** Plan.Heritage has a particular focus on consulting for issues related to heritage and planning. I regularly undertake special character assessments and heritage impact assessments for consent applications through the RMA and archaeological assessments through the Heritage New Zealand Pouhere Taonga Act 2014 (**HNZPTA**). I also consult on the broader historic environment matters such as context and setting, and historic landscape values. I have appeared as an expert witness on matters relating to historic

heritage and special character in Council-level hearings as well as Environment Court and High Court proceedings.

1.5 I have been involved in a number of plan review and plan change processes, including the notification of the proposed Auckland Unitary Plan and a review of the Far North District Plan. In particular, I have been involved in the following policy planning projects including:

- (a) The Auckland Unitary Plan as originally notified in 2014, providing input to Auckland Council;
- (b) Plan change 78 for the Auckland Council Unitary Plan Operative in Part, in response to the Requirements of the National Policy Statement on Urban Development (NPSUD) and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act which introduced the Medium Density Residential Standards;
- (c) A review of heritage precincts and controls of the Far North District Plan;
- (d) Several Plan Changes for the Auckland Unitary Plan in relation to additions to the schedule of historic heritage places; and
- (e) Christchurch City Council PC13 / PC14 historic heritage in relation to proposed heritage areas and specific individual sites.

1.6 I have been engaged by National Storage Limited and the Trust Company Limited as Custodian for the National Storage New Zealand Property Trust (together, **National Storage**) to provide expert evidence in support of National Storage's further submission on Plan Change 9 to the Hamilton City Plan (**PC9**), dated 16 November 2022 (F Sub #1 / 473).

1.7 Specifically, my evidence relates to the property located at 115 Kent Street, Hamilton (with the legal description Allotment 441 Parish Te Rapa) which is owned by the Trust Company (**115 Kent Street**). 115 Kent Street was not included as a heritage site by the Council in PC9 but is sought to be included by the Waikato Heritage Group (**WHG**) through their submission #427.2

- 1.8** Following the publication of submissions to PC9 by HCC, I was commissioned to undertake an independent assessment and evaluation of the potential heritage values for 115 Kent Street.
- 1.9** I undertook a site visit to assess the building both externally and internally on 24 April 2023. I reviewed existing plans and information included on the site property file, and Plan.Heritage Limited engaged a qualified and highly experienced historian to undertake additional research for the site. I also undertook research of online databases, deposited plans, historical photography and other sources, and reviewed HCC thematic documentation. My Evaluation report for Kent Street includes comparative analysis of other works undertaken by the identified architects.
- 1.10** While no amount of research can claim to be exhaustive, I consider that the research undertaken reflects current best practice and provides sufficient information to determine the potential heritage values of the place.
- 1.11** I confirm that I have read the Code of Conduct for Expert Witnesses contained in the Environment Court Practice Note 2023 and have complied with it in preparing this evidence. I confirm that the issues addressed in this evidence are within my area of expertise and I have not omitted material facts known to me that might alter or detract from my evidence.
- 1.12** I am authorised by National Storage to give this statement of evidence on its behalf.

2. SCOPE OF EVIDENCE

2.1 My evidence will cover:

- (a) Submission on behalf of the WHG relating to 115 Kent Street and my assessment of the heritage values of this property;

- (b) Submission from WHG seeking the addition of a policy regarding the scheduling of 20th Century industrial sites and my response;
- (c) Comment on the Council's section 42A report;
- (d) Conclusions.

3. 115 KENT STREET

WHG's Submission

- 3.1** The WHG Submission seeks that the 'FAC Building (former, now Forlongs)' at the corner of Kent and Empire Streets should be included in Schedule 8A: Built Heritage (structures, buildings and associated sites) (**Schedule 8A**). The FAC building is listed at entry 136 in WHG's submission table.
- 3.2** The submission notes the following about the FAC building:

"Built about 1954, a substantial two-storey commercial building. Associated with farming industry. Farmers' Auctioneering Co. Offices and warehouses adjacent to railway and saleyards. Site previously occupied by Robinson's Ice Cream Co. 1939 (SO 30254)."
- 3.3** The proposal recommends inclusion as a Category B item under criteria 'a', 'b', and 'c' of the Hamilton City District Plan heritage assessment criteria.
- 3.4** There is no accompanying evidence base, values assessment or statement of significance to justify the inclusion of the place in Schedule 8A.
- 3.5** WHG's submission specifically notes that WHG is unable to provide draft assessments, that any proposed criteria is tentative and that information provided in WHG's submission may be subject to errors.¹

¹ Submission WHG Appendix 1. Pg 1 of 42.

My Heritage Assessment of 115 Kent Street

3.6 My evaluation of 115 Kent Street is attached as Appendix A.

3.7 In conclusion, my report records that:

“in my opinion, while the site demonstrates some historical interest, I do not consider the building overall of sufficient significance to merit inclusion in the Schedule of Built heritage for the following reasons:

- The building has some local associations with themes identified (Commerce and industry), but they are not moderate or strong associations in the regional sense.
- The building is associated with local Waikato Architectural firm White, Leigh, de Lisle & Fraser, but is not a strong example of their work when compared to other places identified or recommended for inclusion on Schedule 8a.
- Additionally, Modifications over 60 years (the life of the building) have reduced its architectural integrity when compared to the original design.”

3.8 Based on my evaluation described in my report and summarised above, I do not consider that 115 Kent Street warrants inclusion in Schedule 8A.

4. WHG’S REQUEST FOR NEW POLICY REGARDING INDUSTRIAL SITES

4.1 In relation to archaeological sites, the WHG submission seeks that the plan change “incorporates policy and items for 20th century sites such as industrial sites”.²

4.2 The definition of historic heritage in section 2 of the RMA includes “archaeological sites”. The ODP and PDP already include 20th century sites and industrial sites in the schedule of heritage places.

4.3 In my opinion, a specific policy for archaeological sites is not necessary given archaeological sites are covered by existing policies referencing historic heritage. Additionally, it would be limiting to other site typologies to reference one aspect of historic heritage and not others.

² WHG Submission Appendix 3.

5. COMMENTS ON COUNCIL'S SECTION 42A REPORT

115 Kent Street

- 5.1** Neither the 'Themes and Issues' report nor the evidence of Ms Elsie Caddigan or Ms Laura Galt for Council include specific reference to 115 Kent Street.
- 5.2** Ms Galt does note however, that as part of initial work for PC9, a stocktake of potential Built Heritage within the city identified an initial list of over 500 built items for further assessment of heritage value.³ The list is available from the council website to be downloaded as an Excel spreadsheet. 115 Kent Street is included on that list (spreadsheet entry 438) by virtue of its reference in the HCC 2020 Thematic Study.
- 5.3** Ms Galt notes that heritage consultants (WSP) were engaged to assess the list of 500 potential sites, and recommended that 177 buildings and structures be included in Schedule 8A. While included in the list of 500 "potential" sites, 115 Kent Street was not assessed by WSP as having heritage values that met the threshold for inclusion in Schedule 8A.
- 5.4** WSP's conclusion is consistent with my assessment of 115 Kent Street.

Criteria for assessing heritage sites

- 5.5** My approach to evaluation of 115 Kent Street uses both the Waikato Regional Policy Statement criteria for heritage evaluation⁴ and HCC ODP criteria which is consistent with the opinions set out by the Council's Heritage Expert – Ms Caddigan, in her statement of evidence at paragraph 45.⁵

³ Ibid. para 16.

⁴ Waikato Regional Policy Statement Appendix 7.

⁵ Elise Caddigan Statement of Evidence Para. 45.

5.6 Ms Caddigan also agrees with the use of a two-tiered categorisation of heritage values and thresholds to demonstrate ‘Significant’ (B) or ‘Highly Significant’ (A) heritage value at a local, regional or national level.⁶

5.7 The terms ‘Significant’ and ‘Highly Significant’ in this context are synonymous with my use of terms ‘Considerable’ and ‘Outstanding’.⁷ This is demonstrated in Table 2 of Ms Caddigan’s evidence for proposed plan thresholds.

Table 2: Existing and Proposed Thresholds

| ODP threshold | Rank qualifier | Rank | ODP geographic threshold | Proposed threshold 1 | Proposed threshold 2 | Rank qualifier | Rank | Proposed geographic threshold |
|-------------------|-----------------------------------|--------|-----------------------------|----------------------|----------------------------|--------------------|------|-------------------------------|
| Outstanding | Highly significant | A | Local, Regional or National | Highly Significant | Outstanding or Exceptional | Highly significant | A | Local, Regional or National |
| High | Highly significant or Significant | A or B | Local, Regional or National | Significant | High or Considerable | Significant | B | Local, Regional or National |
| Moderate | Significant | B | Local or Regional | Moderate | NA | NA | NA | |
| Low ²⁴ | NA | NA | | Low | NA | NA | NA | |
| None | NA | NA | | None | NA | NA | NA | |
| Unknown | NA | NA | | Unknown | NA | NA | NA | |

5.8 My evaluation method is therefore consistent with the threshold and spatial recommendations of Ms Caddigan and adopted by Ms Galt.

6. CONCLUSION

6.1 My evaluation of 115 Kent Street is that it does not merit inclusion in Schedule 8A.

⁶ Elise Caddigan Statement of Evidence Para. 63

⁷ Ibid. para 64.

6.2 This conclusion is supported by the fact that HCC's consultant heritage experts WSP specifically considered the site as one of 500 'potential' sites and concluded that it did not warrant scheduling through PC9. Ms Caddigan and Ms Galt have also not recommended the site for inclusion in Schedule 8A.

John Edward Brown

22 September 2023

APPENDIX A. 115 KENT STREET. Historic Heritage Evaluation

RE: Hamilton District Plan PC 9 – ‘Built Heritage’ submission

From: John Brown MA ACIFA

11 April 2023

Attention: Carla Mazibuko
National Storage Limited
CC: Bill Loutit, Rachel Abraham

Thank you for the opportunity to comment on the submission for PC9 regarding the proposal by Waikato Heritage Group to include 115 Kent Steet on the Schedule of Historic Heritage.

I note that:

The property was subject to a council-commissioned thematic review in 2020

While associated with some of the themes set out in the recent draft *‘Thematic Overview of the History of Hamilton Prepared for Hamilton City Council’* (Lyn Williams 2021), it has not been identified as a place of particular strong interest to any of those themes.

The submission did not include a detailed historic heritage evaluation for the property

Hamilton City Council have not proposed the building to be included in the schedule as part of their planning maps:

Without prejudice I was engaged by National Storage to assess the potential merit of the building. My review is structured in four main parts:

1. Location and context
2. Site Historical Summary
3. Commentary on WRSP and HCC heritage evaluation criteria
4. Supporting documents and images

On the basis of that research, I have concluded that, in my opinion, while the site demonstrates some historical interest, I do not consider the building overall of sufficient significance to merit inclusion in the Schedule of Built heritage for the following reasons:

- The building has some local associations with themes identified (Commerce and industry), but they are not moderate or strong associations in the regional sense.
- The building is associated with local Waikato Architectural firm White, Leigh, de Lisle & Fraser, but is not a strong example of their work when compared to other places identified or recommended for inclusion on Schedule 8a
- Additionally, Modifications over 60 years (the life of the building) have reduced its architectural integrity when compared to the original design.

This is consistent with the HCC PC9 data as notified.



John Brown

Director

Plan.Heritage Limited

LOCATION AND CONTEXT

The site is located at 115 Kent Street, occupying the corner of Kent Street and Empire Street (*Figure 1*).

The building is a 1950s modernist commercial structure of two stories and a basement level. It is constructed on reinforced concrete. Glazing originally appears to have been multi-panel steel casements or fixed lights, but these have been replaced in places with aluminium joinery or obscured in other places. A hipped multi-truss roof is obscured by simple horizontal parapet. There is limited architectural detailing or elaboration as the building appears now.

The long frontage of the building extends northwest along Kent Street, with a shorter section occupying the corner of Empire Street. Former railway land is immediately adjacent to the west. The architectural focus of the building is orientated facing towards the junction of Kent and Empire streets facing Southeast. By virtue of its overall mass and bulk on the corner of a road junction, it provides a minor landmark when approached from the southeast or east. This aspect is far less apparent when approaching from the north or west (*Figure 2*).

Internally and externally the building has undergone some modifications (*Figure 2*; *Figure 3*, Appendix). The general structure of the building remains, but there have been changes to internal layouts, and some modification to the exterior, which have reduced the architectural integrity of the building to a degree, when compared to the original design (See Appendix).

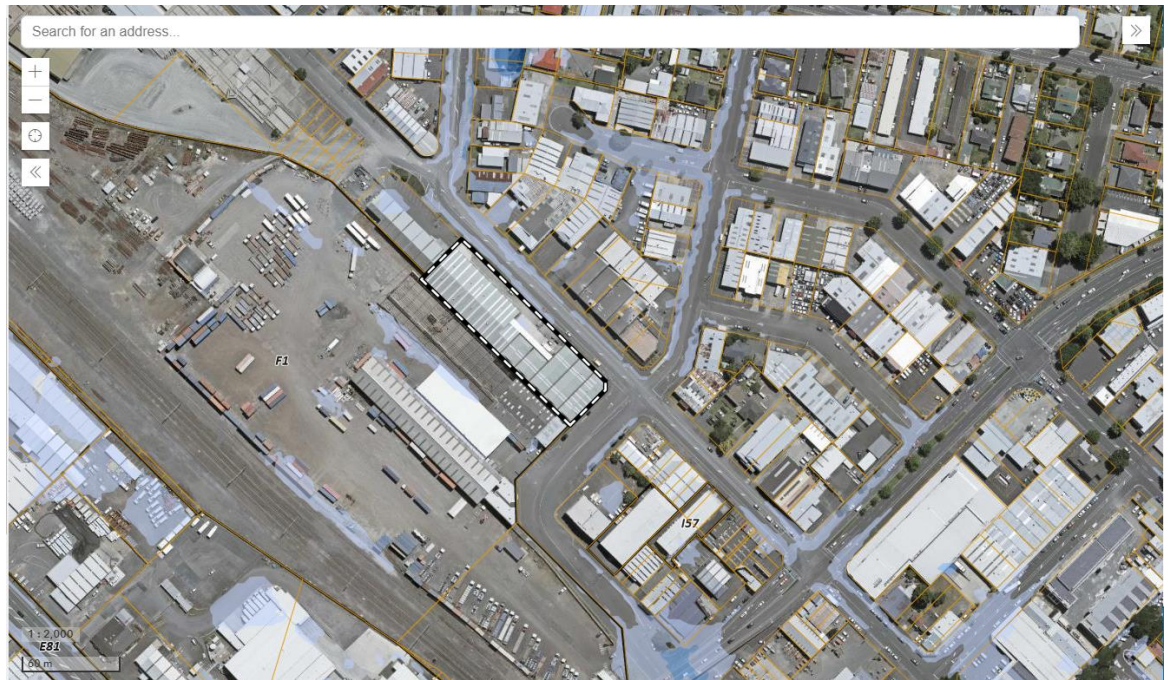


Figure 1. Site Location - site marked with dashed black line (HCC GIS planning viewer)



Figure 2. External views



Figure 3. Interior views

Planning Context

The site does not have any heritage designation currently. As part of PC 9, The site has not been proposed for inclusion in Schedule 8 of Historic Heritage places (*Figure 4*).



Figure 4. Excerpt from HCC Planning Maps GIS viewer showing existing (red) and proposed (orange) built heritage places (HCC GIS VIWERE April 2023)

SITE HISTORICAL SUMMARY⁸

115 Kent Street, Hamilton

In 1866 Major Jackson Keddell of the 4th Regiment of Waikato Militia received title to 400 acres of land ⁹ near the surveyed settlement of Hamilton. He sold 370 acres to Thomas Jolly in 1868 for £550, ¹⁰ who subdivided and sold the property from 1876 until his death in 1894. The area came to be known as Frankton, apparently named by Jolly after his son Frank. ¹¹

After Thomas Jolly's death, his widow Mary Ridout Jolly continued the subdivision of the remaining estate, through to her own death in 1914. ¹² The part where 115 Kent Street is located was subdivided into six sections of approximately 29 perches each, in the period from c.1914 through to the mid 1920s. ¹³

The site was, in 1916, part of a five acre portion of the Jolly Estate between Kent Street and the railway line, that had been suggested as saleyards. ¹⁴ The site remained mostly unoccupied through to c.1937, ¹⁵ and was taken over by the Crown for railway purposes in June 1939, ¹⁶ as part of the re-siting of the railway station itself. ¹⁷ As at 1954, the site was used as part of the stockyards. ¹⁸

In 1955, the Crown transferred the site at 115 Kent Street to the Farmers' Co-operative Auctioneering Company Limited. The architects of the original part of the building at the corner with Empire Road (c.1955-1958) is identified as Waikato Based Architectural and Engineering firm White, Leigh, de Lisle & Fraser. White, Leigh, de Lisle & Fraser also designed the Newstead Crematorium, Founders' Memorial Theatre in Hamilton (1962), which was given an Award of Merit by the NZ Institute of Architects in 1964, as well as community halls at TE Hoe (1957) Tauwhare (1951), Te Kowhai (1954), and Huntly (1958) ¹⁹.

The FAC changed their name to Allied Farmers Co-operative Ltd in 1973, then transferred the site to Papyrus Holdings Ltd in 1986. By 1980, four storage silos were on the north-western side of the site, but these have since been replaced by the present secure storage area.

8 Prepared for Plan.Heritage Ltd. by Lisa Truttman. Updated by John Brown

9 Deeds Index 1A.84, BAJZ 23662 A1660/816a R22764199 Archives New Zealand

10 Deeds Register W1 453-454, R22764165, Archives New Zealand

11 "Frankton History", Hamilton City Library, <https://hamiltonlibraries.co.nz/heritage/discover-stories-and-articles/frankton-history>, accessed 24 April 2023

12 Deeds Index 3W.757, BAJZ 23662 A1660/818a R22764201 Archives New Zealand

13 Two examples of this subdivision at Deeds Indexes 4W 134 and 5W 37, from SA 534/166 & 536/81. See also SO 30254

14 *Waikato Times*, 28 September 1916, p. 4

15 *Wises Directory* 1938, p.489

16 *NZ Gazette*, 22 June 1939, p. 1848

17 *Waikato Times*, 29 June 1939, p. 4

18 *Wises Directory*, 1955, p. 313

19 See Appendix

R Forlong & Sons took over in 1986, changing their name to Forlong Furnishings Ltd in 1990. It became the property of Guardian Secure Storage Hamilton City Ltd in 2019.²⁰ Forlongs in Frankton developed from a small retail business to one of the largest department stores in Hamilton. In 1946 Ralph and Evelyn Forlong bought a furniture store belonging to Newby Bros situated in the Coronation Buildings (built 1937) on the corner of Kent and Commerce Streets, and by the 1980s it had developed under the management of Ivan Forlong into a set of buildings covering most of two blocks and selling a wide range of furniture, furnishings, appliances, toys and equipment. Forlongs also occupied the former FAC building on the corner of Kent and Empire Streets. In 2016 Forlongs closed after 70 years of trading, but a few months later partly re-opened as Forlongs Home Centre in the Rawhiti Street buildings²¹

²⁰ SA 1237/43, LINZ records

²¹ Lyn Williams 2021 – Draft Thematic Study for Hamilton City Council

WAIKATO REGIONAL POLICY STATEMENT EVALUATION CRITERIA

Section 10 of the WRPS addresses Heritage matters. When assessing historic and cultural heritage Section 10a of the RPS, regard shall be given to the Heritage New Zealand register of historic places, historic areas and wāhi tapu areas and the following criteria:

| Table 10-1: Historic and cultural heritage assessment criteria | | |
|--|---|---|
| Criteria | Description | Comment |
| <i>Archaeological qualities</i> | | |
| Information | The potential of the place or area to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods. | The place is not an archaeological site under the definition of the HNZPTA 2014 |
| Research | The potential of the place or area to provide evidence to address archaeological research questions. | The place is not an archaeological site under the definition of the HNZPTA 2014 |
| Recognition or Protection | The place or area is registered by Heritage New Zealand for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014. | The place is not included on the National List / Rārangi Kōrero |
| <i>Architectural Qualities</i> | | |
| Style or type | The style of the building or structure is representative of a significant development period in the region or the nation. The building or structure is | The building is a typical example of post-war modernist architecture. It has undergone several modifications in the |

Table 10-1: Historic and cultural heritage assessment criteria

| Criteria | Description | Comment |
|---------------------------|---|--|
| | associated with a significant activity (for example institutional, industrial, commercial or transportation). | second half of the 20 th century and early 2000s. |
| Design | The building or structure has distinctive or special attributes of an aesthetic or functional nature. These may include massing, proportion, materials, detail, fenestration, ornamentation, artwork, functional layout, landmark status or symbolic value. | The building has a minor landmark component purely by virtue of occupying a corner site. In its original or current form it does not exhibit any architectural details of note, being typically representative of early post war modernism. This contrasts to some of the other architectural commissions completed by the firm which are more expressive in design (See Comparative Analysis) |
| Construction | The building or structure uses unique or uncommon building materials, or demonstrates an innovative method of construction, or is an early example of the use of a particular building technique. | The building uses common construction techniques and materials (reinforced concrete) for the period in which it was built. |
| Designer or Builder | The building or structure's architect, designer, engineer or builder was a notable practitioner or made a significant contribution to the region or nation. | Building designed by Waikato Based firm of |
| <i>Cultural Qualities</i> | | |
| Sentiment | The place or area is important as a focus of spiritual, political, national or other cultural sentiment. | Waikato Heritage Group have submitted for inclusion on HCC DP |

| Table 10-1: Historic and cultural heritage assessment criteria | | |
|--|--|--|
| Criteria | Description | Comment |
| | | schedule. Otherwise not immediately apparent. |
| Identity | The place or area is a context for community identity or sense of place, and provides evidence of cultural or historical continuity | The building is a commercial structure in a commercial area. It does not exhibit community associations. |
| | | |
| | | |
| Amenity or Education | The place or area 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 or area and its potential to increase understanding of past lifestyles or events. | This is not apparent |
| <i>Historic Qualities</i> | | |
| Associative Value | The place or area has a direct association with, or relationship to, a person, group, institution, event or activity that is of historical significance to Waikato or the nation. | Originally part of railway land – undeveloped however. Building originally constructed for The Farmers' Auctioneering Company's Grain and Produce store when it was built in 1957. It was built by F.T. Hawkins Ltd on land relinquished by the Railway Department in 1954. |
| Historical Pattern | The place or area is associated with broad patterns of local or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities. | Local Retailer Forlongs in Frankton occupied the former FAC building on the corner of Kent and Empire Streets. More strongly associated with the retail premises on Commerce Street. The original store (Coronation |

| Table 10-1: Historic and cultural heritage assessment criteria | | |
|--|--|---|
| Criteria | Description | Comment |
| | | Buildings 1937) is still present (See comparative analysis). |
| <i>Scientific Qualities</i> | | |
| Information | The potential for the place or area to contribute information about an historic figure, event, phase or activity. | None identified |
| Potential – Scientific Research | The degree to which the place or area may contribute further information and the importance of the data involved, its rarity, quality or representativeness. | The place is not rare and does not exhibit any substantive scientific potential |
| <i>Technological Qualities</i> | | |
| Technical Achievement | The place or area shows a high degree of creative or technical achievement at a particular time or is associated with scientific or technical innovations or achievements. | The place does not exhibit any technical achievement in design, construction or function. |
| | | |

HAMILTON CITY COUNCIL EVALUATION CRITERIA

Existing Provisions

The ODP contains objectives, policies and rules relating to built heritage in Chapter 19. Appendix 8 Heritage currently includes the criteria for Evaluation of heritage significance, though it is proposed to update and modify these criteria as part of Plan Change 9. In relation to the operative plan, rankings for historic buildings and structures listed in Schedule 8A have been established as follows.

Plan Ranking A: Historic places of highly significant heritage value include those assessed as being of outstanding or high value in relation to one or more of the criteria and are considered to be of outstanding or high heritage value locally, regionally or nationally.

Plan Ranking B: Historic places of significant heritage value include those assessed as being of high or moderate value in relation to one or more of the heritage criteria and are considered to be of value locally or regionally.

The heritage value of historic places has been assessed based on evaluation against the following individual heritage criteria in Section 8.1:

| Appendix 8.1 heritage assessment criteria | | |
|---|---|--|
| Criteria | Description | Comment |
| <i>Historic Qualities</i> | | |
| Associative value: The historic place has a direct association with or relationship to, a person, group, institution, event or activity that is of historical significance to Hamilton, the Waikato or New Zealand. | A person, group, institution, event or activity that is of great historical significance regionally or nationally is closely associated with the place - | Originally part of railway land – undeveloped, however. Building originally constructed for The Farmers’ Auctioneering Company’s Grain and Produce store when it was built in 1957. It was built by F.T. Hawkins Ltd on land relinquished by the Railway Department in 1954. |
| | Outstanding | |
| | A person, group, institution, event or activity that is of great historical significance locally, regionally or nationally is closely associated with the place - | The place has a historical connection with the FAC and subsequent organisations for just |
| | High | |

| Appendix 8.1 heritage assessment criteria | | |
|---|--|---|
| Criteria | Description | Comment |
| | <p>A person, group, institution, event or activity that is of historical significance to the local area, or region is associated with the place -</p> <p>Moderate</p> | <p>under 30 years, but this is no longer the case.</p> <p>Some residual value but not more than moderate</p> |
| Historical pattern: The historic place is associated with important patterns of local, regional or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities. | <p>Historic themes or patterns of national, regional or local importance are strongly represented by the place</p> <p>High</p> <p>Historic themes or patterns important to the local area or region are represented by the place</p> | <p>By virtue of its commercial use, the place represents themes of commerce and industry. This is however the case for any historical commercial building.</p> <p>Local Retailer Forlongs in Frankton occupied the former FAC building on the corner of Kent and Empire Streets. More strongly associated with the retail premises on Commerce Street. The original store (Coronation Buildings 1937) is still present (See comparative analysis).</p> <p>Some value but not moderate</p> |
| <i>Physical /Aesthetic/Architectural Qualities</i> | | |
| Style/Design/Type: The style of the historic place is representative of a significant development period in the city, region or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature | Notable local, regional or national example in terms of its aesthetic and architectural qualities, or rare or important surviving local, regional or national example of a | The building is a typical example of post-war modernist architecture. It has undergone several modifications in the second half of the 20th century and early 2000s. |

| Appendix 8.1 heritage assessment criteria | | |
|---|---|---|
| Criteria | Description | Comment |
| which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element. | <p>building type associated with a significant activity</p> <p>High</p> <p>Good representative example locally or regionally in terms of its aesthetic and architectural qualities</p> <p>Moderate</p> | <p>In its original or current form it does not exhibit any architectural details of note, being typically representative of early post war modernism. This contrasts to some of the other architectural commissions completed by the firm which are more expressive in design (See Comparative Analysis)</p> <p>Some value but not more than moderate</p> |
| | <p>Designer or Builder: The architect, designer, engineer or builder for the historic place was a notable practitioner or made a significant contribution to the city, region or nation, and the place enlarges understanding of their work.</p> <p>Designer or builder whose achievements are of great importance to the history of the community, region or nation</p> <p>High</p> <p>Designer or builder whose achievements are of considerable importance to the history of the community, region or nation</p> <p>Moderate</p> | <p>Building designed by Waikato Based firm of White, Leigh, de Lisle & Fraser.</p> <p>Some examples of the firm's mid-century architecture is included as comparative reference.</p> <p>Firm is more noted for public architecture from examples located.</p> <p>In relation to other examples, including commercial examples this work is of less interest</p> <p>Some value by association - Not more than moderate</p> |

| Appendix 8.1 heritage assessment criteria | | |
|---|--|--|
| Criteria | Description | Comment |
| | <p>Rarity: The place or elements of it are unique, uncommon or rare at a local, regional or national level, or in relation to particular historic themes. (Research information explains why the place or elements of it are unique, uncommon or rare.)</p> <p>Integrity: The place has integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out.</p> <p>The place retains significant features from the time of its construction with limited change, or changes made are associated with significant phases in the history of the place</p> <p>High</p> <p>The place retains significant features from the time of its construction, and modifications and alterations made are not associated with significant phases in the history of the place</p> <p>Moderate</p> | <p>The place is not rare and does not exhibit any substantive scientific potential</p> <p>The structure remains (with some modifications) though internally there are few features of particular interest remaining.</p> <p>Later modifications are not significant of themselves.</p> <p>Some interest but not more than moderate</p> |
| Context or Group Qualities | | |

| Appendix 8.1 heritage assessment criteria | | |
|--|---|--|
| Criteria | Description | Comment |
| Setting: The physical and visual character of the site or setting is of importance to the value of the place and extends its significance. | <p>The place remains on its original site, the physical and visual character of the setting reinforce an understanding of the heritage values and historic development of the place, and built or natural features within the setting are original or relate to significant periods in the historic development of the place</p> <p>High/ Moderate</p> <p>The place has been relocated, but its new setting is compatible with heritage values</p> <p>Low</p> | <p>The building remains on its original site</p> <p>(This is the case with most buildings)</p> <p>The area remains commercial in character and the building is representative of that character, though more recent development is occurring in the vicinity.</p> <p>The same applies to most of the neighbouring buildings however, so this is not a unique aspect of the site or the wider setting.</p> <p>The building has Moderate group qualities</p> |
| Landmark: The historic place is an important visual landmark or feature | <p>The historic place is a conspicuous, recognisable and memorable landmark in the city</p> <p>High</p> <p>The historic place is a conspicuous, familiar and recognisable landmark in the context of the streetscape or neighbourhood</p> <p>Moderate</p> | <p>The building has a minor landmark component purely by virtue of occupying a corner site.</p> <p>This applies when approaching from the southeast, but much less so when approaching from other directions</p> <p>Some value, not more than moderate</p> |
| Continuity | The historic place makes a notable contribution to the continuity or character of the street, neighbourhood, area or landscape | <p>The building is reflective of post-1950 commercial development apparent in the locality generally.</p> <p>Moderate continuity</p> |

| Appendix 8.1 heritage assessment criteria | | |
|---|---|--|
| Criteria | Description | Comment |
| | <p>High</p> <p>The historic place makes a moderate contribution to the continuity or character of the street, neighbourhood, area or landscape</p> <p>Moderate</p> | |
| The historic place is part of a group or collection of places which together have a coherence because of such factors as history, age, appearance, style, scale, materials, proximity or use, landscape or setting which, when considered as a whole, amplify the heritage values of the place, group and landscape or extend its significance. | <p>The historic place makes a very important contribution to the collective values of a group or collection of places</p> <p>High</p> <p>The historic places contribute to the collective values of a group</p> <p>moderate</p> | |
| Technological Qualities | | |
| The historic place demonstrates innovative or important methods of construction, or technical achievement, contains unusual construction materials, is an early example of the use of a particular construction technique or has potential to contribute information about technological or engineering history. | <p>Regionally or nationally important example</p> <p>High</p> <p>Locally important example</p> <p>Moderate/ Considerable</p> | <p>The building uses common construction techniques and materials (reinforced concrete, steel truss roofs, corrugated roofing, steel-frame casement windows) for the period in which it was built.</p> <p>The place does not exhibit any technical achievement in design, construction or function. Little technological value</p> |
| Archaeological Qualities | | |
| The potential of the historic place to define or expand | The place is registered by Heritage New | The place is not an archaeological site |

| Appendix 8.1 heritage assessment criteria | | |
|---|--|--|
| Criteria | Description | Comment |
| knowledge of earlier human occupation, activities or events through investigation using archaeological methods. | Zealand Pouhere Taonga or scheduled in the District Plan for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014. | under the definition of the HNZPTA 2014 |
| Cultural Qualities | | |
| 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. | (Research information explains how the place is a focus for cultural sentiment, is held in public esteem, contributes to identity or continuity, has symbolic or commemorative value or has interpretive potential.) | Waikato Heritage Group have submitted for inclusion on HCC DP schedule. Otherwise not immediately apparent. Otherwise, the building is a commercial structure in a commercial area. It does not exhibit community associations. Some on the basis of special interest submission only – not more than moderate |
| Scientific Qualities | | |
| The potential for the historic place to contribute information about a historic figure, event, phase or activity. The degree to which the historic place may contribute further information and the importance, rarity, quality or representativeness of the data involved. | The potential for the place to contribute further information that may provide knowledge of New Zealand history | None apparent |

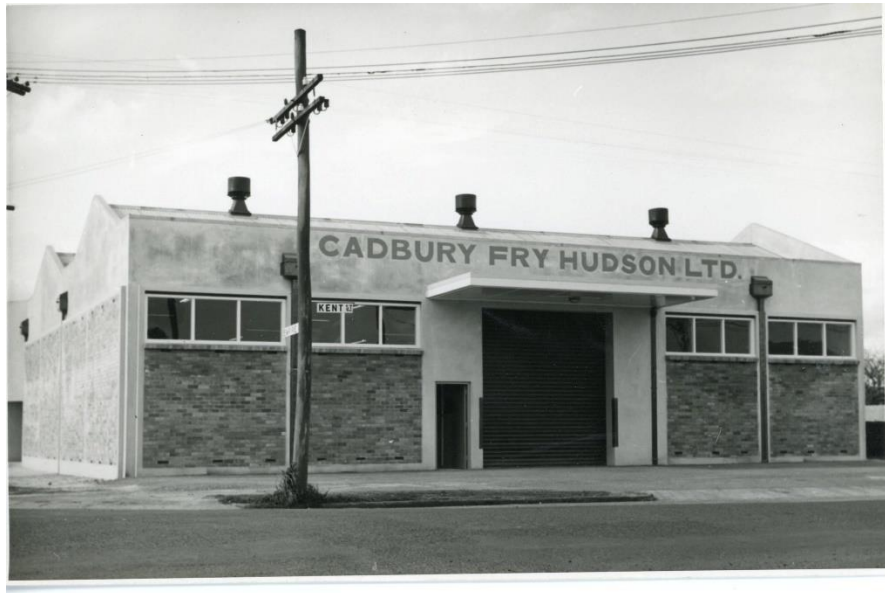
| Appendix 8.1 heritage assessment criteria | | |
|---|-------------------------------------|---|
| Criteria | Description | Comment |
| . | | |
| <i>OVERALL</i> | Based on the information researched | Some historical value overall but not sufficient to justify scheduling based on comparison with other places recommended. |

Comparative Places – Themes – Commerce and Industry



Top - Forlongs original store at corner of Kent and Commerce (formerly Main) Streets; bottom left – original store extant , and main retail store (Top – Hamilton City Libraries; Bottom L and R – Author 2023)

Comparative Themes – Works by Architect (White, Leigh, de Lisle & Fraser)



1959-60 Cadbury Fry Hudson Ltd 120 Kent Street (Top - Hamilton City Libraries 2020.19.77; Bottom – Author 2023). Also representative of commerce/industry with connection to international company



Founders Theatre (Top Hamilton City Libraries HCL_07618; Bottom – Google Streetview 2022)

Representative of civic architecture – award of merit from NZIA when constructed

Item 5

Attachment 2

10. Historic Heritage Assessment Summary and Recommendation

It is not necessary for a building or structure to exhibit significance under all assessment criteria to be considered to have such overall significance that it meets the criteria to be scheduled in the PDP. In this case, whilst it has been established that the Founders Theatre has no context/group, technological, archaeological or scientific significance, it is clear from the evaluation that it is an important building which has historic, physical/aesthetic/architectural and cultural significance.

When viewed as a whole it is clear that the building does have heritage significance and is worthy of Plan Ranking B.

| Criteria | Significance |
|--|---|
| Historic Qualities | Moderate Significance |
| Physical/Aesthetic/Architectural Qualities | Moderate Significance |
| Context or Group Qualities | Some Significance |
| Technological Qualities | No Significance |
| Archaeological Qualities | No Significance |
| Cultural Qualities | High Significance |
| Scientific Qualities | No Significance |
| Overall Significance | Moderate Significance Worthy of Plan Ranking B |

11. Overall Conclusion and Recommendations

Following a site visit to the Founders Theatre and having undertaken research into the building, it is concluded that overall the Theatre, including the pool and fountain, have heritage significance and is worthy of Plan Ranking B.



Richard Knott MRTPI IHBC IHE
Director, Richard Knott Limited
17th July 2016

Excerpt from 2016 Heritage Evaluation Founders Theatre 2016 (Richard Knott Ltd)



1960 -1962 Newstead Crematorium (Top Hamilton City Libraries HCL
HCL_03473)

Heritage Evaluation Assessment for Te Hoe Memorial Hall, Te Hoe

WAIKATO DISTRICT COUNCIL HISTORIC HERITAGE ITEM RECORD FORM

HERITAGE ITEM NAME Te Hoe Memorial Hall
ADDRESS 1726 Tahuna Road, Te Hoe
PHOTOGRAPH



[www]

DISTRICT PLAN ITEM NO. x **HNZ LIST NO. & CATEGORY** N/A
LEGAL DESCRIPTION Pt Allot 328 Taupiri Parish
FILE NUMBERS 1004183
DATE OF CONSTRUCTION 1957
**ARCHITECT/DESIGNER/
BUILDER** White, Leigh, de Lisle & Fraser, architects
STYLE Modernist vernacular

PHYSICAL DESCRIPTION & SIGNIFICANT FEATURES

Single-storey building with a T-shaped footprint and low-pitched gable roof forms. Principal, northern elevation has glazed entry sheltered by a cantilevered gabled porch. Concrete steps and a timber ramp provide access to the building. Main hall space has slightly higher gabled roof than combined entry and service wing at north/east end of the building. Bands of casement windows; service wing has fin buttresses. Gable end of symmetrical east elevation is set with the lettering 'Te Hoe Memorial Hall'; lettering also features above double doors of main entry. Entrance foyer features timber panelling and doors and the Te Hoe Memorial Roll of Honour.

MATERIALS/STRUCTURE

Plastered brick/concrete [?], timber, corrugated metal.

ADDITIONS/ALTERATIONS

Refurbished (2011).

SURROUNDINGS, CONTRIBUTION TO CONTEXT & EXTENT OF SCHEDULING

The hall stands on the south side of Tahuna Road; the property is bordered to the east by Proctor [Te Hoe] Road. Chip-seal car parking extends up to the building on its north and east elevations; the remainder of the property is grassed and there is a flagpole mounted on a stepped base to the west of the hall. The hall is a local landmark at the cross-roads that constitute the centre of Te Hoe. The extent of scheduling is the land parcel on which the hall is located, notwithstanding the hall's association with the tennis courts on the neighbouring property to the south.

HISTORY OF SITE/STRUCTURE/PLACE/AREA

A public hall opened in the small settlement of Te Hoe on 30 August 1912; the hall was located on the same site as the subject building and was also used as the local post office. Te Hoe School occupied the hall from 1912 until 1925, after which a school building was erected to the west of the hall. The Te Hoe Memorial Hall was built in the late 1950s as a World War II memorial. It is owned by Waikato District Council and run by a committee of local residents.

ARCHAEOLOGICAL SIGNIFICANCE

As the development of this site post-dates 1900, its potential archaeological value would likely arise from any earlier use and occupation. Allotment 328, on which the hall is located, was surveyed in February 1892 and appears to have been undeveloped at that time (see SO 5480).

ARCHITECTURAL SIGNIFICANCE

The Te Hoe Memorial Hall has architectural significance as a post-war Modernist style building designed by successful Hamilton architects White, Leigh, de Lisle & Fraser. The firm was the successor to the earlier architectural practise of Edgecumbe & White. White, Leigh, de Lisle & Fraser also designed the Founders' Memorial Theatre in Hamilton (1962), which was given an Award of Merit by the NZ Institute of Architects in 1964, as well as community halls at Tauwhare (1951), Te Kowhai (1954), and Huntly (1958). The exterior of the building retains a high level of authenticity.

CULTURAL SIGNIFICANCE

The Te Hoe Memorial Hall has cultural significance as a place of community identity and historic continuity. The building was erected as a World War II memorial, houses the Te Hoe Memorial Roll of Honour, and thus has commemorative significance. The honour roll is inscribed with the names of local World War I and II servicemen.

HISTORIC SIGNIFICANCE

The Te Hoe Memorial Hall has historic significance for its association with the people of Te Hoe and the social and community events held in the hall since 1958. The building is typical of the useful community buildings erected as local memorials after World War II. A variety of club meetings, social and community events been held in the hall over the years and the hall is the sole community building at Te Hoe since the school was closed in c.1995.

SCIENTIFIC SIGNIFICANCE

The Te Hoe Memorial Hall has scientific value for its potential to provide further information about the building's design and use as a community hall.

TECHNOLOGICAL SIGNIFICANCE

The Te Hoe Memorial Hall has technological value for its mid-20th century construction methods and materials.

• SUMMARY OF HERITAGE SIGNIFICANCE

The Te Hoe Memorial Hall has overall heritage significance to Waikato District. The hall has architectural significance for its Modernist design by successful Waikato architectural firm White, Leigh, de Lisle & Fraser. The Te Hoe Memorial Hall has cultural significance as a war memorial and meeting place for the community and historic significance for its association with the people of Te Hoe and the community activities undertaken there. The Te Hoe Memorial Hall has technological value for its construction methods and materials.

• RECOMMENDED CATEGORY OF HISTORIC HERITAGE LISTING

B

REFERENCES

- *Waikato Times* 25 July 1932, p. 6; 29 May 2017 (available online).
- *NZ Herald* 6 September 1912, p. 5; 27 September 1913, p. 4.
- A Foster 'Te Hoe Memorial Hall' Heritage NZPT summary report (P170419, BDG 1718), 25 June 2015.
- <https://www.waikatodistrict.govt.nz/recreation/community-halls>
- Richard Knott Ltd 'Hamilton Founders Memorial Theatre – Heritage Assessment' 17 July 2016; available at <http://www.hamilton.govt.nz/AgendasAndMinutes/20160728%20-%20Council%20Agenda%20-%20Open%20-%2028%20July%202016.PDF>

| | |
|------------------|---|
| REPORT COMPLETED | 3 April 2020 |
| AUTHOR | Dr Ann McEwan / Heritage Consultancy Services |
| REPORT UPDATED | xx |
| AUTHOR | xx |
| PEER REVIEWED | xx |
| REVIEWER | xx |



Extent of scheduling, Te Hoe Memorial Hall, 1726 Tahuna Road, Te Hoe.

Heritage New Zealand National List

Bishopscourt and Episcopal Chapel (Former)

28 Pembroke Street and Clarence Street, HAMILTON

(part designed by firm)

Information from The HNZ List Summary List ref 7801 (Category 2)



Bishopscourt in Hamilton was originally a substantial concrete residence designed by noted architect Frederick C. Daniell by 1912. It served as the home of the first Bishop of Waikato and as a theological school, before becoming the Hamilton base for the Young Women's Christian Association (YWCA) from 1954 to present day.

Daniell was an early twentieth century Hamilton architect and Bishopscourt bears many of the hallmarks of his style. In particular, Daniell is notable for his comparatively early use of the reinforced 'Camerated Concrete' construction system along with aerated concrete. His house designs typically followed the fashion of the day for villas and bungalows and Bishopscourt is an interesting hybrid of the two.

After a period as a family home, the property was bought by the Anglican Church in 1926 as the residence of the first Bishop of Waikato. Within months the Episcopal Chapel was commissioned and built from plans thought to be by the Waikato Architect H. I. Foster, in memory of the Bishop's mother and his first wife. St Anselm's Theological School was also set up early on, operating out of Bishopscourt to reduce costs. The School enabled men intending to go into the ministry, to gain matriculation, so that they would be eligible for a scholarship from St John's College enabling further study at the University of New Zealand. The large public rooms of the house could accommodate up to twenty people each, so during the Bishopscourt

period the buildings were used to host visiting dignitaries such as the Archbishop of Canterbury, and to provide a venue for meetings, such as the AGM of the Council of the Mothers Union. The house was bitterly cold so a new Bishopscourt residence was purchased, and the chapel deconsecrated in 1953.

The property briefly became a boarding house called 'Bank View' before being purchased by the Young Women's Christian Association (YWCA) Hamilton branch in 1954. The Episcopal Chapel was used as a club room and dance studio, and the house as accommodation and office space. In 1957 White, Leigh, De Lisle and Fraser, architects of Hamilton, were commissioned to design upgraded facilities that included closing in the spacious verandah to create more office and bedroom spaces which were completed in 1963. The YWCA programs were expanding along with Hamilton's population, causing space problems, but the membership were outraged at the suggestion of the Building Advisory Committee that Bishopscourt should be demolished, believing that the building should be preserved at all costs. Thus the YWCA complex has grown around the two original buildings. A wide variety of services to women and young children were run out of the two buildings, including a crèche for about thirty years and accommodation for other not for profit groups.

In 1997 a joint project unique to Hamilton, between the YWCA and Whakahou Services began, that saw the chapel transformed into Te Whare Wahine, a Maori women's space, decorated by Maori women who had experienced family violence and their supporters. The National Women's carving group helped with designing and making carved panels featuring atua/goddesses which tell stories of courage, survival and hope. The renewed space was opened in 1999 and the project won Hamilton City's Civic Trust premier project award. This initiative has very rapidly become recognised as part of the cultural history of the place.

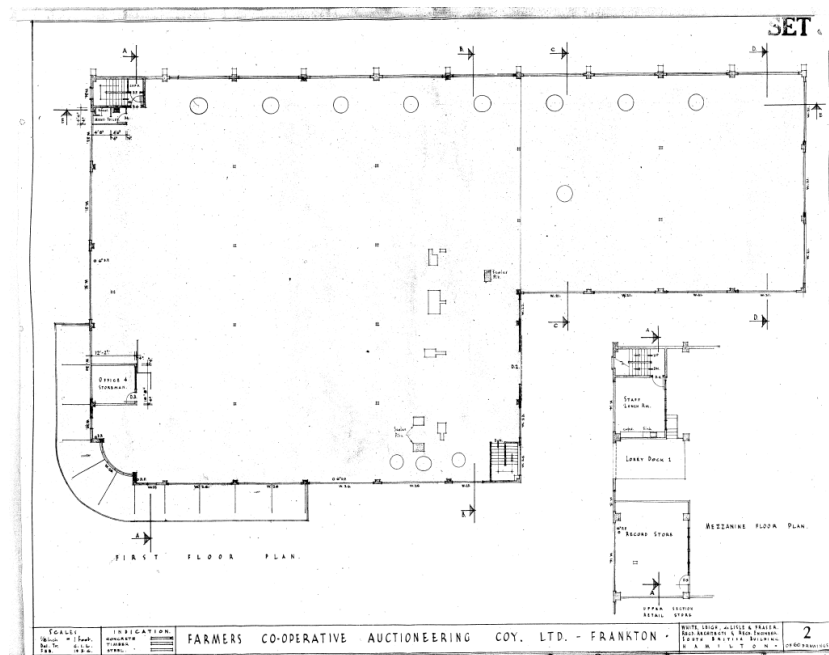
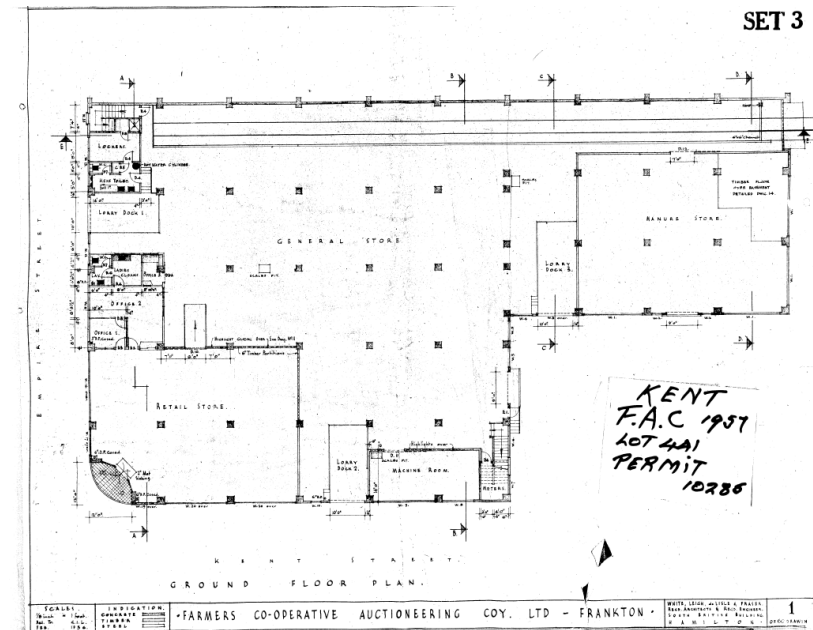
Bishopscourt has architectural and technological significance with the residence being a representative example of an early domestic building using the reinforced 'Camerated Concrete' construction system, by noted Waikato architect Frederick C. Daniell. Architect H.I. Foster's design for the Chapel created a sympathetic and affordable ecclesiastical building to accompany it. In addition to architects Daniell and Foster, the site is also associated with the significant Waikato architectural firm, White, Leigh, De Lisle and Fraser. There is substantial material available on some of these firms, providing an opportunity for research and education using the buildings. The place also provides a window on the transformation of a substantial residential building on the edge of a small rural centre, to the first Bishop's residence of the newly created Waikato Diocese, then becoming the home of an organisation committed to the provision of affordable accommodation, training and social

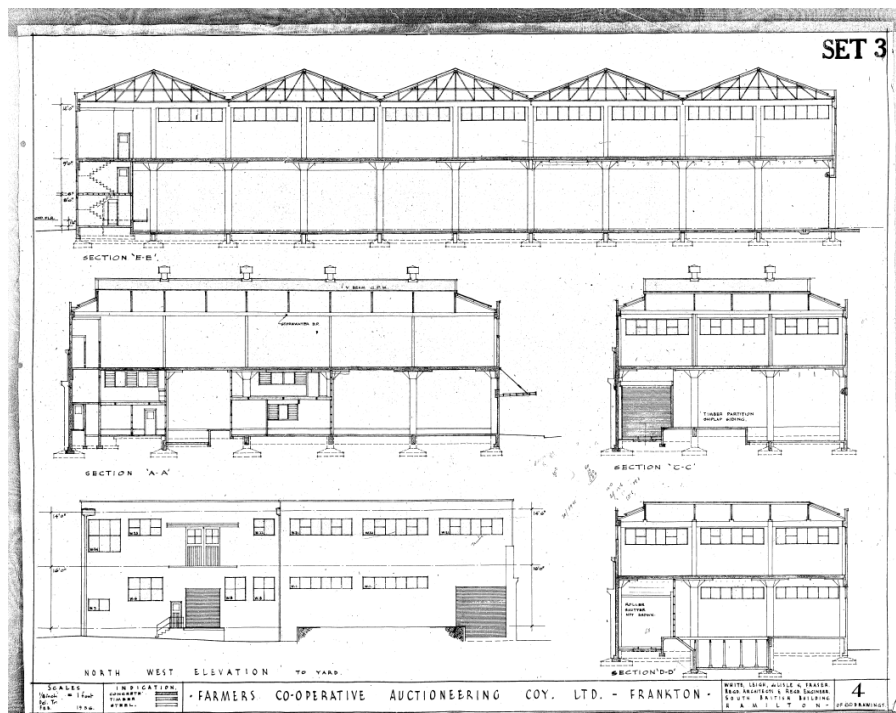
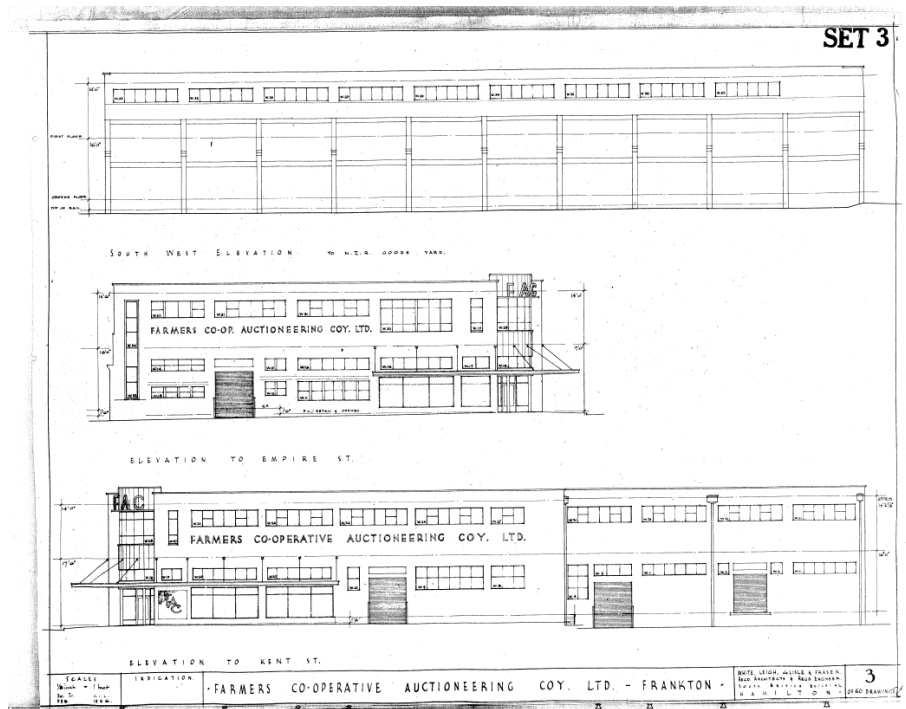
services for young women and their children in the central business district of New Zealand's fourth largest city. The site has a history of ownership and management by Waikato women, Maori women, and the not-for-profit sector that serves them.

Bishopscourt and the Chapel's, now Te Whare Wahine's, survival has been despite many past attempts to have it demolished and replaced with more modern facilities. However, present day management of the YWCA of Hamilton have proactively sought to retain the buildings and have community support in this, as shown by a number of positive letters and articles in local media.

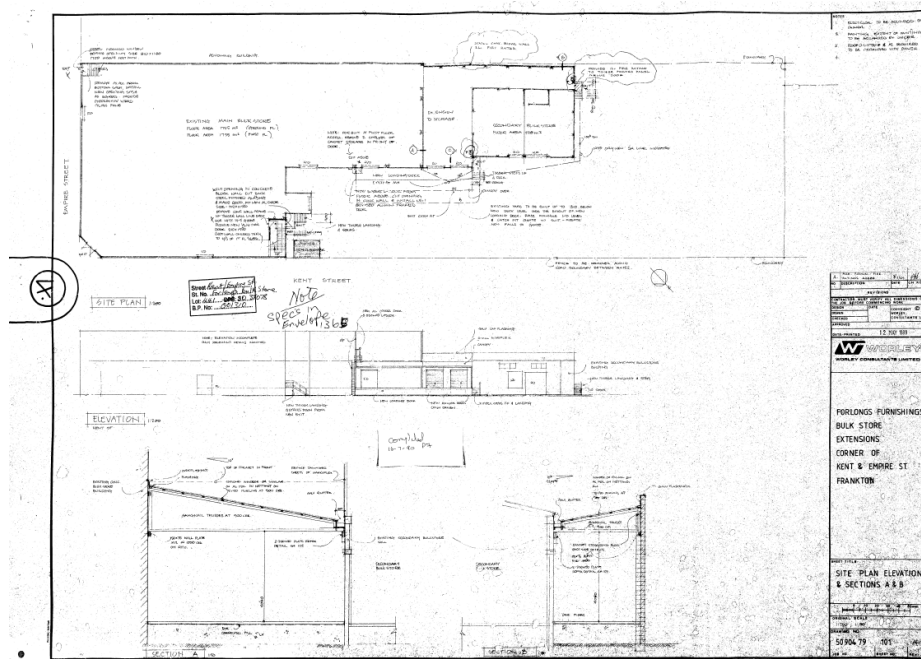
ORIGINAL PLANS AND ELEVATIONS

(Hamilton City Council Property File)

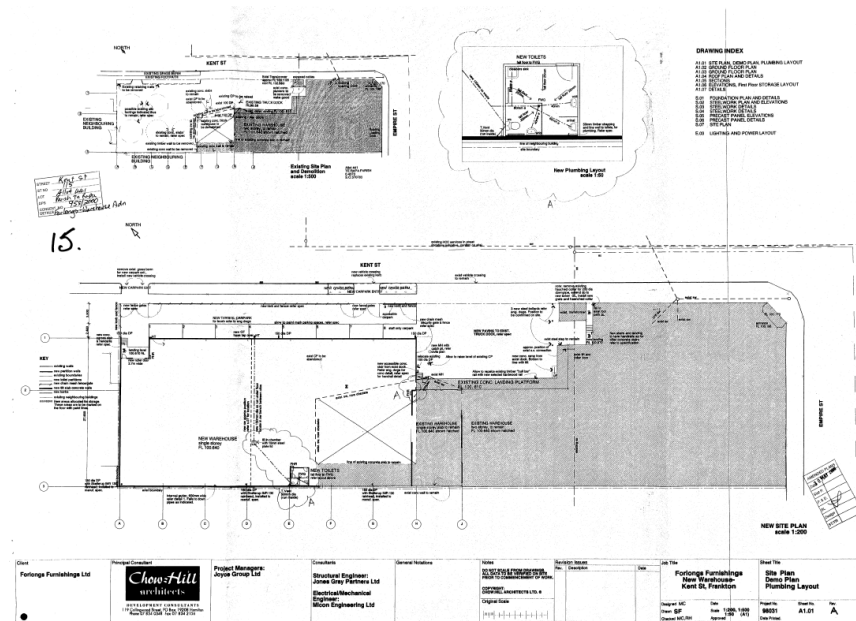




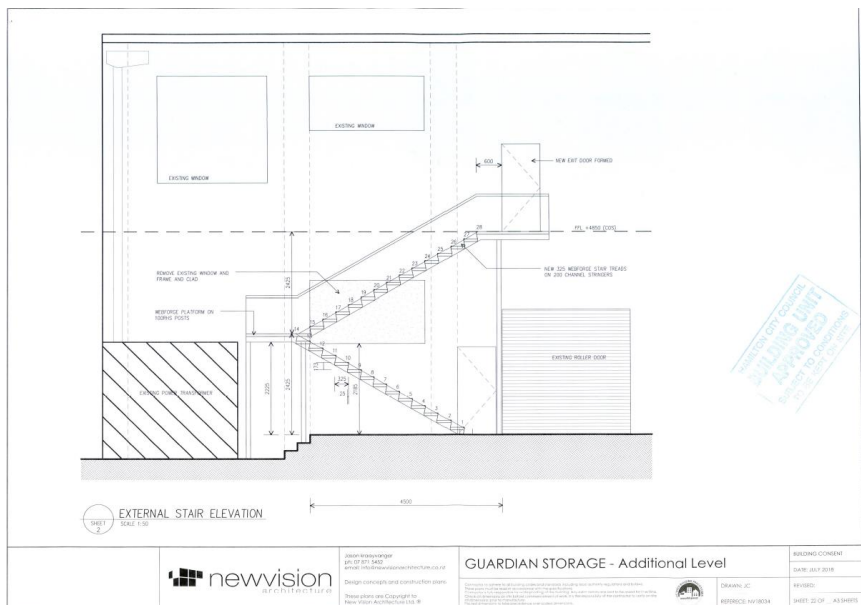
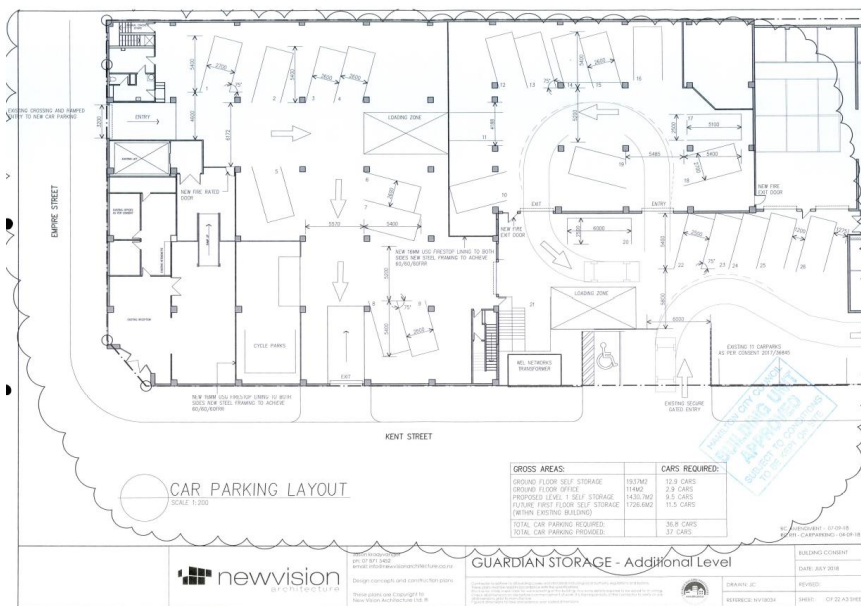
MODIFICATIONS (HCC Property File)



1989 – Additions and alterations to Bulk store



2000 Warehouse additions – example sheets



2017 Alterations and interior fitouts – example sheets