

**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

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**STATEMENT OF EVIDENCE OF LAURA LIANE KELLAWAY  
ON BEHALF OF NIALL BAKER # 199  
DATED 28 04 2023**

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## 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 km<sup>2</sup> (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 km<sup>2</sup>. In 2018 there were 1,068 private dwellings<sup>1</sup>.

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>





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 McEwan<sup>3</sup>, 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

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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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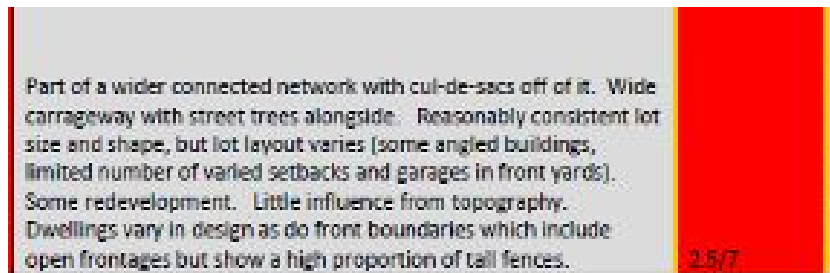
45. In review the score would be closer to **4/7**. The blocking is problematic. The block subdivision does have two long streets (Hendon and Northolt) that are very good and an enclave at Reeves Close (which is excluded).
46. Block B: Thorpe Street, Sadler Street, Powells Rd, Raymond St, Craig Place (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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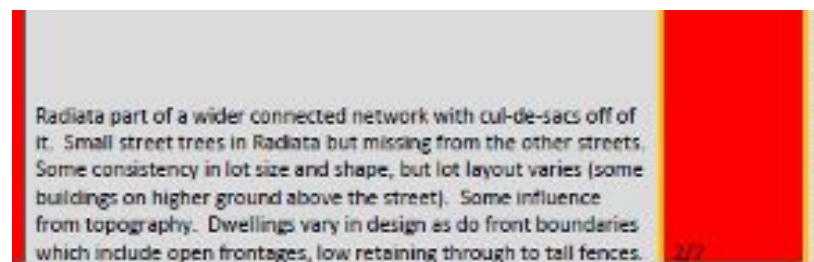
47. In review closer to 5/7. Has a number of standard Peerless of same type in a row. Is a subdivision and does have two long streets that are very good and a good crescent

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



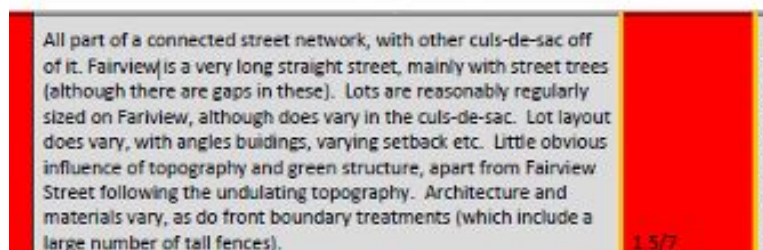
49. In review closer to 5/7. It has a number of standard Peerless designs of same type in a row. This set has streets that are very good. All of the streets are part of the 1969-1975 Peerless suburb.

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.

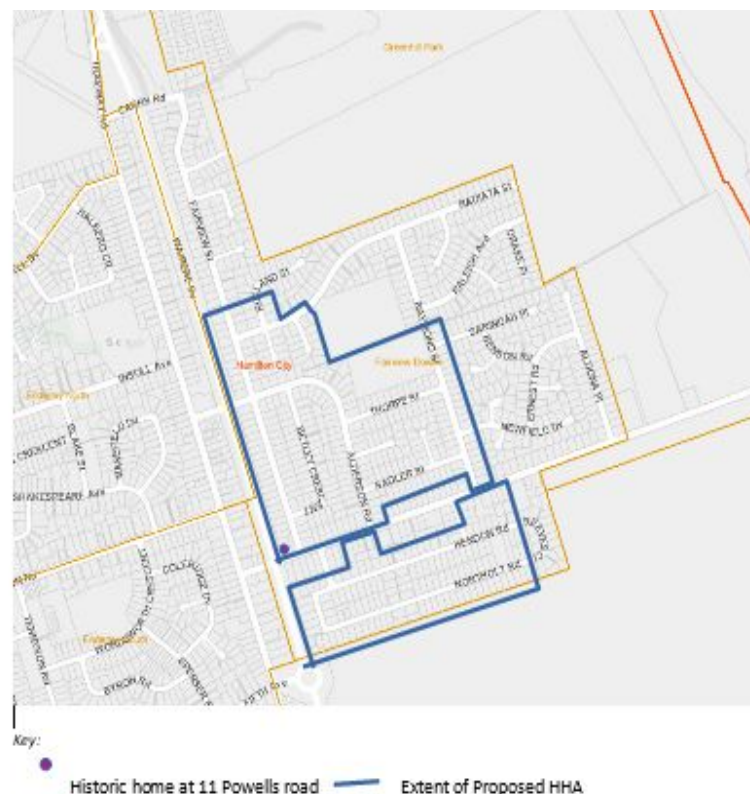
- d) Scores seem to be impacted by what is the understanding of design types knowledge seems to have impacted on scores, including rows of same type and angled siting. The initial Knott blocks chosen for the site assessments (Block A-E) is problematical, as when reviewing each street some such as Smart 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 19<sup>th</sup> 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 28<sup>th</sup> 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 4<sup>th</sup> 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.

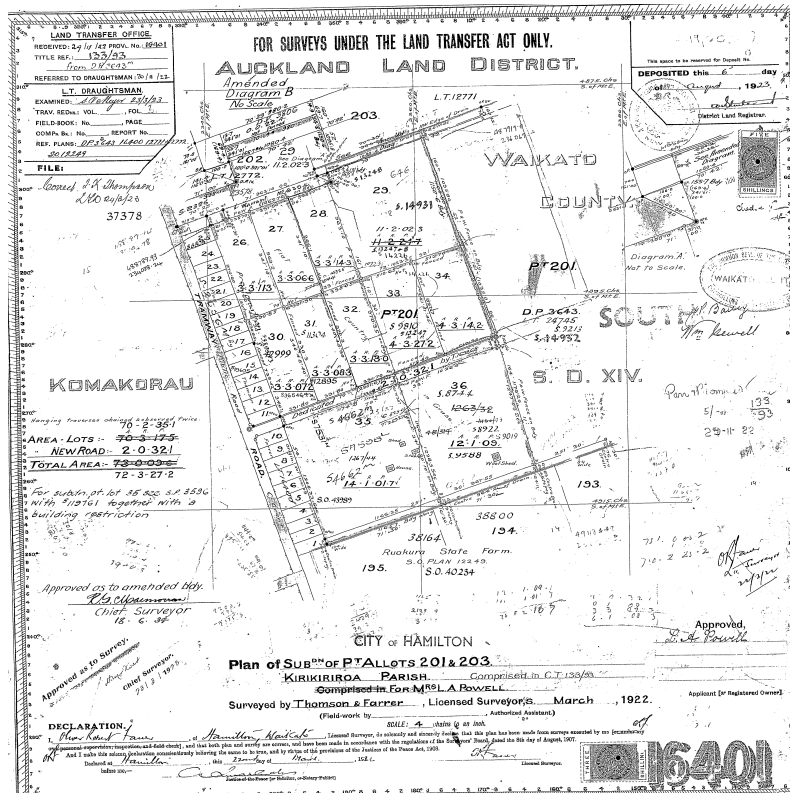
By 1920, Allotments 201 and 202, plus land further east, belonged to two land owners, Louisa Powell and Walter Chitty respectively. They each began re-surveying, subdividing Allotments 201 and 202 plus their land further east, into different configurations, selling off parcels but retaining some to farm 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 7<sup>th</sup> and 8<sup>th</sup> 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 9<sup>th</sup> 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.

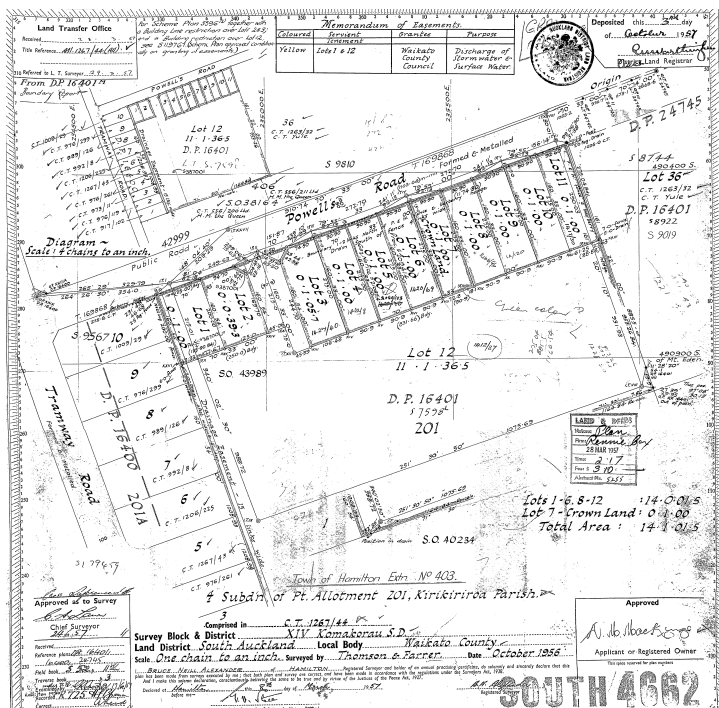
In July 1933, Louisa Powell subdivided 133 acres to the east, which included the remaining part of Allotment 201 and the adjacent Allotments 198 and 200, into new parcels ranging in size from 19 to 39 acres. The Crooks acquired the parcel adjoining their land to the west in 1933; William S. Strange a 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.



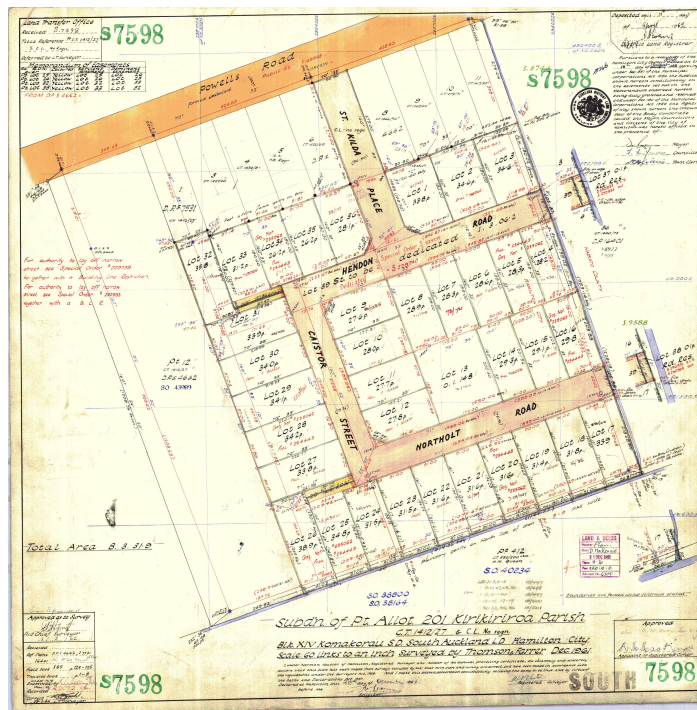


DP 24745 surveyed in July 1933 shows the remaining part of Allotment 201 as being within the new Lots 1, 2 and 4. Ownership of these lots passed to Crooks, Strange and Cole.



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



**LAND TRANSFER OFFICE**  
 RECEIVED: 11 PROV. No.  
 TITLE REF.: 12771 15/10/1918  
 Exam. date: 30/10/18

**FOR SURVEYS UNDER THE LAND TRANSFER ACT ONLY.**

**EXAMINED TO DRAFTSMAN: 51579**  
**L.T. DRAUGHTSMAN**  
 TRAV. REDN: YOK. FOR:  
 FIELD-BOOK: No. PAGE:  
 CORR. Bk. No. REPORT No.  
 REF. PLANS: 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819,

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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 20<sup>th</sup> 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 7<sup>th</sup>, 8<sup>th</sup> and 9<sup>th</sup> 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 19<sup>th</sup> 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.

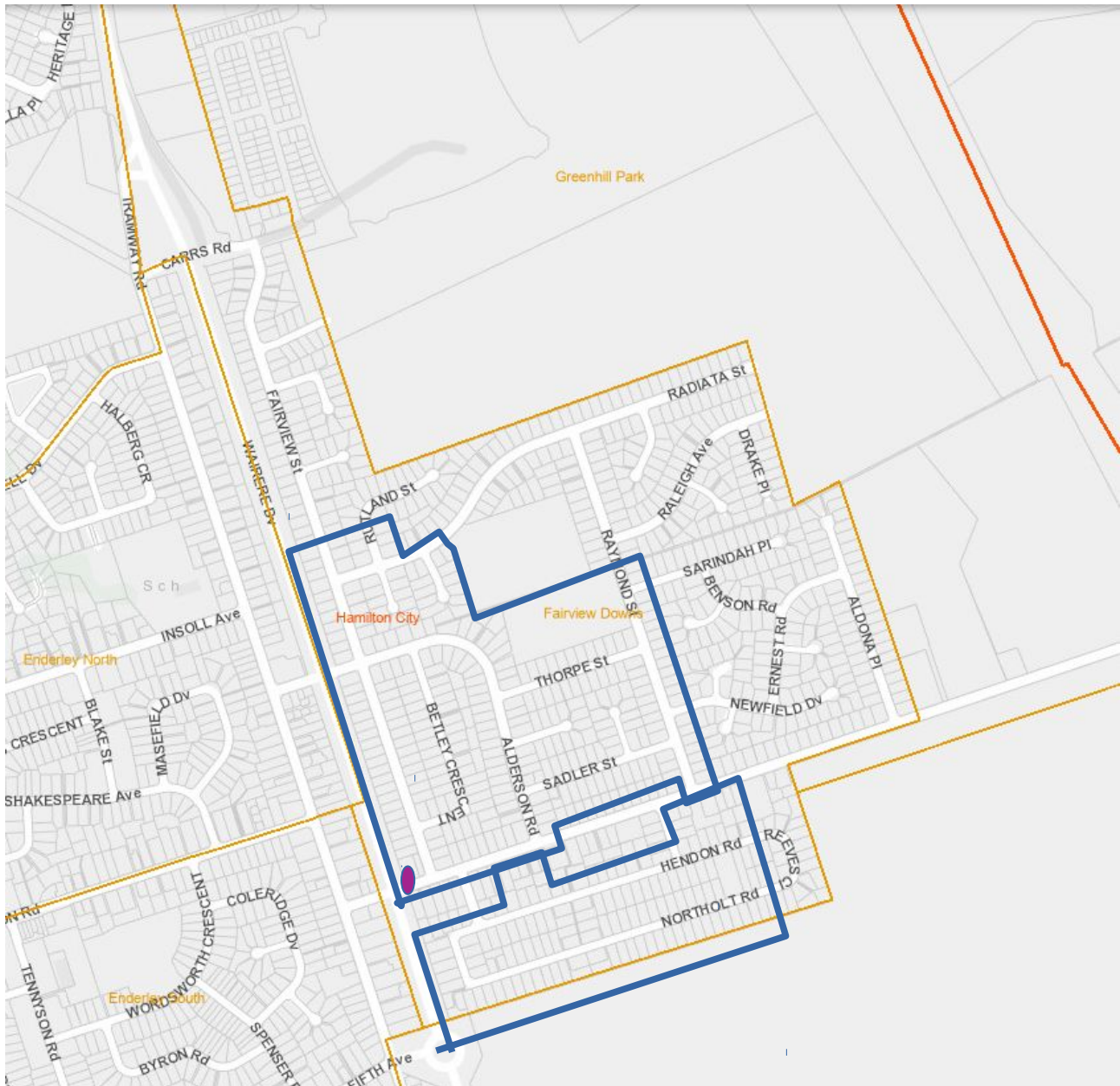
Native plantings within some sites represents markers of original homes and popularity of native plantings. Standard period garages are common and include a combined boundary garage with concrete block wall. Some houses retain low front fencing and traditional front and rear plantings of exotic shrubs 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, 19<sup>th</sup> 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

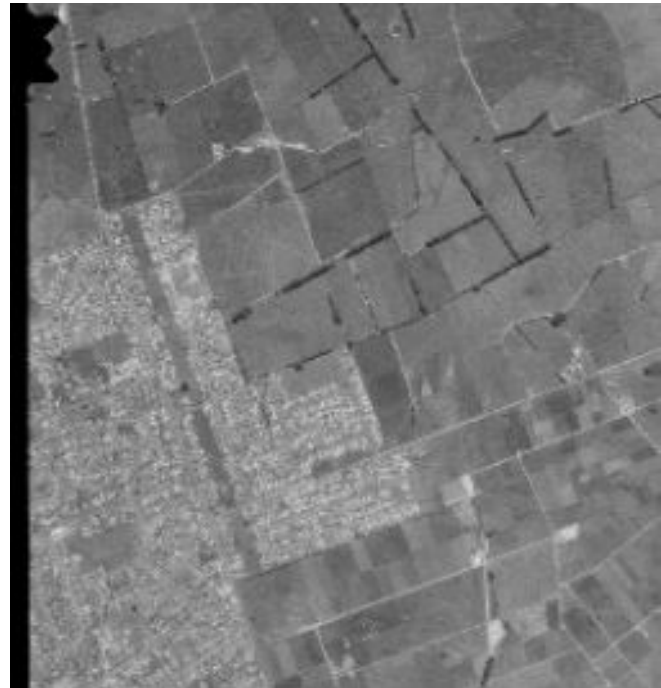
### **June 1975 image showing north end of Fairview Downs.**

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 20<sup>th</sup> 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 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

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 &amp; 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 &amp; plan. Agree low value in Reeves Close.</p> <p>Hendon &amp; Northolt have strong sets of group builders housing.</p> <p>Hendon &amp; Northolt have standard house plans &amp; lined up. Some street consistency in long streets</p>	<p><b>Suggest at least 4/7 &amp; maybe 5/7</b></p> <p><b>Need to separate out streets as not designed as a block.</b></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><b>3/7</b></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 &amp; Betley. Angled siting normal. Designs are all Peerless, and a number in 'rows'</p>	<p><b>Closer to 5.5/7</b></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.	<b>Probably 3/7 because of bundling</b>  <b>Smart is 5/7 – should be separated out</b>	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. <b>2.5/7</b> 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	<b>Fairview 5/7 until Alderson St corner</b>	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

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**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 framework<sup>1</sup> 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; 19<sup>th</sup> and 20<sup>th</sup> 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

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<sup>1</sup>New 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



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