



Beale Cottage Historic Reserve Management Plan

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Cover image: 1893 calendar and news clippings on former registry room wall, Beale Cottage, 2016.

1.0 Introduction

This Management Plan for Beale Cottage Historic Reserve has been prepared to comply with the requirements of the Reserves Act and other statutory requirements. This document includes the Council's vision and objectives for Beale Cottage, as well as the legislative and strategic framework that must be considered for all capital works projects and the on-going maintenance of the reserve.



Beale Cottage, 2010

1.1 Beale Cottage Historic Reserve

The Beale Cottage Historic Reserve includes the cottage, the garden and site. These three elements and the histories of the people associated with the cottage form this historic place at 11 Beale Street, Hamilton East.

As Dr Beale's home, surgery and registry office, Beale Cottage is a rare and significant survivor of mid-nineteenth century Hamilton architecture, and one of the earliest European historical places in Hamilton East. It also has rarity value as a surviving nineteenth century Waikato cottage, associated as both a home and a place of work. The site, building and garden are all considered to be of historic merit being classified by the New Zealand Historic Places Trust in 1985 and the cottage is registered in the Hamilton City District Plan. The three elements are integral parts of the historical context of the cottage.

Beale Cottage (also known as Cheshunt Cottage) in Hamilton East is presumed to have been erected in the early 1870s for Dr Bernard Charles Beale. However the exact date is difficult to confirm and could possibly be earlier. The place dates from the establishment of the militia redoubt in Hamilton East in the 1864 period. The first European owner of the site was Private Thomas Jackson who was part of the militia settlement. Doctor Beale purchased the property in 1872, established his home and for a time used part of the cottage for his work. The next significant owner was John Sloper Edgecumbe who owned the site for around thirty years.

The place has strong associations with the early settlers of post-militia Hamilton, Private Jackson, Dr Beale, Edward Harker, John Sloper Edgecumbe and their families. The prominent family associated historically with the cottage is the Beale family. It is also known for its

relationship to the Forrest family, who lived on the property for most of the twentieth century. The cottage was occupied until the late 1980s by Miss Maisie Forrest.

The historic value of the cottage was recognised as early as the 1950s. Despite the importance of the place and the historical value of associated families there has been surprisingly little historical research or recording of historic fabric.

In recognition of the long term historic value to the community the property was bought in 1990 by Hamilton City Council for \$96,000 from the Estate of Louise May Forrest and, in association with The University of Waikato.

On 16th December 1994 the site was declared a Historic Reserve by Hamilton City Council (Certificate of Title SA467/65). The Reserves Act 1977 requires that a Management Plan be prepared to ensure the values of the historic reserve are protected and preserved in perpetuity.

Although the context of the place has changed considerably in scale since the nineteenth century due to the subdivision of the property, the cottage, grounds, garden, established trees and vistas, form a significant story of late nineteenth century and early twentieth century town life in the Waikato Region. This plan aims to recognise and protect this historic reserve.



Photo of Dr Bernard Charles Beale in hall, Beale Cottage, 2016.

1.2 Purpose of the Management Plan

This Management Plan is prepared in accordance with the requirements of Section 41 of the Reserves Act 1977. Under Section 41 the Beale Cottage Historic Reserve Management Plan intends to “provide for and ensure the use, enjoyment, maintenance, protection and preservation and appropriate development.” It is also required under Section 41 subsection 4 to be “under continual review to adapt to changing circumstances or in accordance with increased knowledge.”

The legislative requirement for management plans to be prepared for reserves are contained in the Act. Accordingly, it is this legislation which provides the dominant purpose and direction in the Beale Cottage Historic Reserve Management Plan. However, the Reserves Act is not the only document which assists the Council in guiding the protection, use and development of reserves in the city.

In developing this revision of the Management Plan, consideration has been given to the provisions contained in the following documents:

- Hamilton Plan
- Hamilton City Operative and Proposed District Plans
- Hamilton Heritage Plan
- Hamilton East Neighbourhood Plan
- Beale Cottage Conservation and Maintenance Plans
- Heritage New Zealand Pouhere Taonga Act 2014
- Resource Management Act 1991 and amendments
- I.C.O.M.O.S New Zealand Charter



Lounge, Beale Cottage, 2016.

2.0 Vision

The vision for the Beale Cottage Historic Reserve is:

- To conserve Beale Cottage, gardens and site for future generations,
- To maintain Beale Cottage, gardens and site, as a demonstration of incorporating heritage values in the city's on-going development,
- To recognise and value Beale Cottage Historic Reserve as part of Hamilton's heritage,
- To make the place and its history accessible to the community.

3.0 Objectives

The following objectives are based on the four main vision statements and seek to protect and maintain the heritage values of the place while allowing the enjoyment of Beale Cottage Historic Reserve.

1. To conserve and maintain Beale Cottage, garden and site,
2. To make the place and its history accessible to the community,
3. To establish a programme of works and to allocate funds for special projects and capital works, and long term maintenance,
4. Ensure conservation of artefacts and documents associated with the place,
5. To include community consultation, participation and support.



Former Doctor's Surgery, Beale Cottage, 2016.

4.0 Legislation

The following Acts apply to the site:

- Local Government Act 2002
- Reserves Act 1977
- Resource Management Act 1991
- Environment Act 1986
- Building Act 2004
- Heritage New Zealand Pouhere Taonga Act 2014
- Protected Objects Act 1975
- Health and Safety at Work Act 2015

4.1 Local Government Act 2002

The Local Government Act 2002 provides the general framework and powers under which New Zealand's 78 democratically elected territorial authorities operate. The purpose of the Act is to provide democratic and effective local government that recognises the diversity of New Zealand communities. The Act has requirements for consultation to ensure plans reflect community-based objectives.

4.2 Reserves Act 1977

This Act requires all reserves to have a Management Plan. The Act defines the purpose (Section 3), general form and the process of public participation required for Management Plans.

Section 3 of the Reserves Act states the general purpose of the Act as:

“providing, for the preservation and management for the benefit and enjoyment of the public, areas of New Zealand possessing:

- (i) recreational use or potential, whether active or passive; or*
- (ii) wildlife; or*
- (iii) indigenous flora or fauna; or*
- (iv) environmental and landscape amenity or interest; or*
- (v) natural, scenic, historic, cultural, archaeological, biological, geological, scientific, educational, community, or other special features or value.*

The Act also requires the classification of all reserves (Part III) to ensure management and development appropriate to each reserve's principal purpose.

The purpose of Historic Reserves under the Reserves Act is:

“For the purpose of protecting and preserving in perpetuity such places, objects and natural features, and such things thereon or therein contained as are of historic, archaeological, cultural, educational, and other special interest.”

The primary purpose of Historic Reserves can be summarised as preserving in perpetuity places and things of historic, archaeological, educational or cultural value. This classification has generally only been used to preserve sites of particularly high historic value. This is largely due to the added responsibility the administering body has under this classification as opposed to Recreational Reserves, Scenic Reserves (1b), or Local Purpose Reserve. This is immediately clear in the primary purpose of the classification with the words “...preserving in perpetuity..” denoting the administering body’s obligation to retain the historic value of the site as it is forever or as long as the reserve remains an Historic Reserve. There is potential difficulty in reclassifying or revoking a Historic Reserve.

The Reserves Act 1977 requires this Operative Management Plan to be reviewed regularly after it becomes operative. It should also be noted that Dispensation will need to be sought from the Minister of Conservation if the reserve is to be used for occupation.

4.3 Heritage New Zealand Pouhere Taonga Act 2014

The Heritage New Zealand Pouhere Taonga Act 2014 replaced the Historic Places Act 1993 on 20 May 2014. The new legislation reformed the governance of the New Zealand Historic Places Trust in line with its status as an autonomous crown entity and streamlines many procedures under the Act.

The purpose of the act is to promote the identification, protection, preservation, and conservation of the historical and cultural heritage of New Zealand.

Beale Cottage was registered by the New Zealand Historic Places Trust (now Heritage New Zealand) in 1985 as Category 1 under the Historic Places Act 1993, in recognition of its “national historical or cultural heritage significance or value”. Under the Heritage New Zealand Pouhere Tonaga Act 2014 the Beale Cottage sites is protected as a Pre 1900 Archaeological site and is listed as a Category 1 Heritage Item on the Heritage New Zealand List.

The Heritage New Zealand Pouhere Taonga Act 2014 makes it unlawful for any person to modify or destroy, or cause to be modified or destroyed, the whole or any part of an archaeological site without the prior authority of Heritage New Zealand. The Act also overrides any of the provisions of this Management Plan with respect to the protection and preservation of waahi tapu and archaeological sites.

4.4 Resource Management Act 1991

The Ministry for the Environment advises the Crown, its agencies and other public authorities on the management of natural and physical resources with particular reference to the Resource Management Act, and monitors the state of the New Zealand environment, including historic heritage. Many sections in the Act apply to the recognition and protection of historic heritage.

Protection of historic heritage is considered one of six matters of national importance under Section 6. In carrying out their functions under the Act territorial authorities must, in relation to managing the use, development, and protection of natural and physical resources, recognise and provide for matters of ‘national importance’.

The Resource Management Act protects historic places and sites. Historic heritage is defined in the Act as:

Historic heritage—

(a) means those 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 and (vi) technological.

The Resource Management Amendment Act 2003 added the definition of historic heritage to the Act and made significant changes applying to historic heritage. In particular that the protection of historic heritage from inappropriate subdivision, use, and development is a matter of national importance.

Under Section 74 of the RMA, territorial authorities making plans must consider registered sites.

Under the RMA territorial authorities have a responsibility to protect historic heritage within their district or region. They have the statutory responsibility to recognise and monitor the state of the environment. Protecting historic heritage involves identifying historic heritage places, managing adverse effects and promoting the protection of heritage values in accordance with conservation principles.

As owners of heritage places (e.g. buildings, reserves, infrastructure, and archaeological sites) territorial authorities must meet relevant statutory requirements and comply with plan rules for land they own and administer. They are responsible for the protection of historic heritage from inappropriate subdivision, use and development in the context of sustainable management. Responsibilities for managing adverse effects on heritage arise as part of policy and plan preparation and the resource consent processes.

Territorial authorities can set a good example for heritage management by ensuring that their own assets have been researched and evaluated for their heritage values, and are managed in accordance with conservation principles. This has been undertaken for Beale Cottage since the 1990s and is a continuing process.

Territorial authorities have a responsibility under the Act to take into account the principles of the Treaty of Waitangi. Consultation with tangata whenua forms part of both the Resource Management Act and is incorporated in the Hamilton City Council District Plan processes.

Mitigation of effects on the site and the effects on neighbouring development is required to be controlled under the Resource Management Act. In turn developments on neighbouring properties are likely to have effects on the cottage site, as would any new developments such as transfer of property rights.

4.5 Building Act 2004

The Building Act 2004 sets out the rules for the construction, alteration, demolition and maintenance of new and existing buildings in New Zealand. The 2004 Act repealed the Building Act 1991 and introduced a number of changes to the law governing building work. These changes were introduced in stages between 2005 and 2012.

Section 4 of the Act states the principles that need to be considered in performing duties under the Building Act 2004, including “the need to facilitate the preservation of buildings of significant cultural, historical, or heritage value”.

Section 39 states that territorial authorities must advise Heritage New Zealand Pouhere Taonga within five days if:

- a. an application for a project information memorandum, or for a building consent, affects a historic place, historic area, wāhi tapu, or wāhi tapu area that has been entered on the New Zealand Heritage List/Rārangi Kōrero; and*
- b. the territorial authority has not previously advised Heritage New Zealand Pouhere Taonga about the building work to which that application relates.*

4.6 Health and Safety at Work Act 2015

The Health and Safety at Work Act 2015 repealed the Health and Safety in Employment Act 1992. A guiding principle of the Act is that workers and other persons should be given the highest level of protection against harm to their health, safety, and welfare from work risks as is reasonably practicable. WorkSafe New Zealand is the work health and safety regulator.



Former Dispensary, Beale Cottage, 2016.

5.0 Strategic Framework

5.1 Hamilton Plan 2014

Hamilton City Council has developed the Hamilton Plan to build a stronger economy and a more attractive city for families. The Council will focus on ten priorities over the next ten years that will collectively redefine Hamilton as a major New Zealand city.

One of the ten priorities is 'an active, strong commercial central city with distinctive suburban villages'. Two of the projects associated with this priority are the creation of the Hamilton East Neighbourhood Plan and the development of a heritage policy (which has been subsequently adopted as the Hamilton Heritage Plan).

5.2 Hamilton Heritage Plan 2016

The Council's vision for heritage in Hamilton is 'to recognise the contribution heritage makes to Hamilton's identity, sense of place and belonging. The City celebrates its past by identifying, protecting and showcasing its heritage for future generations.'

The purpose of the Hamilton Heritage Plan is to provide a holistic approach to heritage protection in collaboration with owners of heritage places, Waikato-Tainui, mana whenua, Heritage New Zealand, Waikato Regional Council and other interested parties and organisations.

The Heritage Plan has five goals:

1. **Identification** – all historic and natural heritage is identified and documented
2. **Protection** – heritage is conserved for future generations
3. **Promotion** – heritage is celebrated and its importance and value promoted
4. **Sustainability and use** – heritage buildings and sites within the city are functional places to be occupied and used.
5. **Management and implementation** – effective and efficient implementation of the Heritage Plan and its actions

The following actions from the Hamilton Heritage Plan have been considered in the review of the Beale Cottage Historic Reserve Management Plan:

- The Council shows leadership in the conservation of heritage
- Develop and implement procedures to ensure the ongoing protection and conservation of cultural heritage
- Showcase the contribution heritage makes to Hamilton
- Ensure the sustainable use or re-use of heritage buildings that retain their heritage values
- Ensure the sustainable management and use of sites and areas
- The Council follows best practice when it comes to the conservation and protection of the heritage it owns or manages

5.3 Hamilton East Neighbourhood Plan 2016

The Council developed the Hamilton East Neighbourhood Plan to ensure that Hamilton East's special character is preserved and enhanced into the future. The desired outcome of the Plan is that Hamilton East is a popular and attractive character suburb that remembers its history.

One of the themes of the Hamilton East Neighbourhood Plan is 'Living Heritage' and the Plan recognises that heritage features and archaeological sites are a significant part of Hamilton East. The desired outcomes of this theme are:

- Hamilton East's stories and heritage are visible and accessible
- Adaptive reuse of heritage buildings and places

The Beale Cottage Historic Reserve Management Plan is identified as a priority project on the delivery of the Hamilton East Neighbourhood Plan.

5.4 Hamilton City Council Partly Operative District Plan 2016

Section 6 of the Resource Management Act sets out the matters of national importance, Heritage and Archaeological sites being one of those matters. In particular the Act (s.6 (f)) requires councils to ensure the protection of historic heritage from inappropriate subdivision, use, and development.

The Council achieves this via the scheduling of heritage sites (archaeological) and structures and buildings (built heritage) in the District Plan. The District Plan has a two tier ranking system for the identification and scheduling of heritage:

'A' ranking – historic buildings and sites of highly significant heritage value, being of outstanding or high value locally, regionally or nationally.

'B' ranking - historic buildings and sites of highly significant heritage value, being of high or moderate value locally or regionally.

The District Plan sets out the level of protection and what works can occur to the exterior of the protected item and within the site it is located on through provisions in Chapter 19 – Historic Heritage. These specific heritage provisions are to be read in-conjunction with the zoning and city wide provisions also in the plan and relevant to the on going use of the site.

11 Beale Street is zoned Special Residential within the Hamilton East Dwelling Control Area and Beale Cottage is an A Ranked building in the District Plan.

6.0 Background of Beale Cottage and Site

In the twentieth century the cottage was called Cheshunt Cottage but due to the recognition of its historical association with Dr Beale, it has now become known as Beale Cottage. The following is a brief outline of the history of the place.



Former registry room, Beale Cottage, 2016.

6.1 History

The site was originally part of Tainui land with settlements and cultivation areas close by. Cultivation areas were still under use to the west of the site when the 4th Waikato Militia arrived and the land was confiscated. The portion of land from Beale Street to Gibbon's Gully was then surveyed off as part of the 1864 settlement for Hamilton East for allotting to the militia soldiers.

Conditions were difficult in the 1860s and resources for survival and building very limited, however the first huts were erected in Hamilton East in 1864. At Beale Street very little is known about the first European constructions on the property, where the structures were located, whether temporary, relocated or built. The current cottage with its early additions has been consider to be built circa 1872 but could be earlier. Nor is there clear evidence as to whether the basic cottage was built or possibly relocated.

By the 1870s large numbers of cottages were built throughout New Zealand generally using local materials and catalogue components. The workmanship was provided by available local and itinerant tradesmen, depending to a large extent on the location and size of the settlement.

The surviving small European settler houses of Hamilton and the Waikato were commonly simple gable roofs. In comparison Beale Cottage, with an eave less, steep pitched, near pyramidal hipped roof form, would have been typical of other small residential buildings that were built in different parts of New Zealand. Many of these were built before 1870, and included substantial homesteads and Militia buildings, as well as some of the first Mission Houses.

The materials used at Beale Cottage were more substantial than those commonly used by the Militia Settlers of early Hamilton. Kahikatea timber was more available and economical in the Waikato, than the Kauri used for most government funded structures. Few Kahikatea buildings survived. Militia Houses seen in photographs of Ngaruawahia in the late 1860s, of which the Doctors/Magistrates House is the remaining example, appear similar to the Cottage. Most would have been built without verandah, which were added later, even to three sides of the house. Other additions were usually constructed as a lean-to off the main roof.

Apart from the roof, the component of Beale Cottage match other small houses of the time. Standard double hung windows and the French casement doors to the verandah, were available in Hamilton and throughout the Waikato, Coromandel and Bay of Plenty at the time.

6.2 Date of construction and changes

The date of the kauri cottage was not clarified at the time of the 1994 Conservation Plan as no historical research was done as part of the conservation process. There is currently no information relating to the construction of a house on Jackson's or Beale's property. Beale is understood to always have had financial problems, which worsened in the late 1870s. However, as a former Militia Surgeon, he may have had access to plans and materials to surplus buildings. Jackson and/or Edgecumbe could have also done building work on the site. As result of investigation in 2003 it is possible that the building is older than 1872 and may have been relocated.

The property was much larger than is evident today. There were additional structures on the property in both the nineteenth and twentieth centuries, including a well and very large glass houses from the Forrest period. Additional structures were probably on the site from the 1870s including an outhouse, a laundry and stables. The location and documentation of strcutres associated with the cottage are not currently documented.

6.3 Occupiers

Very little is known of Private Jackson, who is the first European owner of the site. There is no research to cover whether he had family or how he may have lived on the granted land. Dr Beale was the next owner of the lot.

Charles Bernard Beale had been Assistant Surgeon in the Fourth Waikato Regiment, and remained to practise in Hamilton. He was one of the first elected Hamilton councillors. In 1878 he was the Deputy Mayor of Hamilton. He was then forty-nine years old, tall, dark, with

a spade beard, and a scattered and not very remunerative practice. He was the son of an English surgeon, and came to Hamilton as Assistant Surgeon to the Fourth Waikato Militia Regiment. He was Registrar of Births, Deaths and Marriages, Public Vaccinator, Medical Officer to the Government Life Insurance Department, Surgeon to the Auckland Railway Provident Society and Coroner. These posts earned fees in cash, but ordinary patients in hard times might pay in cash or kind or not at all. Dr Beale was one of the first people to bow to the depression in 1879.

Doctor Bernard Beale is most strongly associated with the cottage for the 1870s period when his family was resident and he operated his business of medical practitioner and Registrar of Births, Deaths and Marriages. He did however have other premises. It is this period that is considered most significant. Very little has been recorded on his family (it is very unlikely that all his children lived in the cottage at once.)

There is however a continuum of residential use which makes this historic place important- this includes the first European owner Jackson, then John Edgecumbe's thirty year association with the cottage and crown grant. The history of the Forrest family, their 70 years association with the cottage, and the links of Mr Forrest as the gardener, need to be addressed. There is limited research on the families of Beale, Edgecumbe and Forrest and their roles in the place. There is historic value in learning about the families and role that, for instance Mrs Beale or servants, may have had on the place.

6.4 Garden and Site

The site and garden today is very different from the time of Beale and Forrest. At the time of renovation in 1995 the garden was somewhat of a wilderness having been cleared and tidied in the 1950s and then developed as a cottage garden.

Historical use of the site prior to 1865 has yet to be researched. No evidence of Maori occupation has been discovered in archaeological work. The original crown grant was not subdivided until 1918 and was still clearly evident in the 1950s.

At least five periods may to be evident in the garden- the nineteenth century working garden of the Beale family, the garden of Edgecumbe, the working nursery and garden of George Forrest and the restored garden of Maisie Forrest. In the nineteenth century The Beales may have had a medicinal garden, or at least a working garden – a garden that would be very different to the picture we may have today. In turn George Forrest is famous in Hamilton East for his early market gardening and production of tomatoes and produce to the Hamilton East community. His glasshouses, hidden behind the laurel hedge, spanned Lot 4 and 3 until 1955.

Up until 1955 oaks trees probably planted in the 1870s, lined the Beale street frontage. Today significant trees on the property include a ginkgo, a number of camellias and a laurel hedge. The trees and plants are currently being assessed for age.

In addition to the stories above ground evidence remains of the old 1870s oak trees which lined Beale and Grey Street and the lowering of the road. There is the archaeological evidence of the previous occupations of the site. This includes the well, rubbish tips, post and construction evidence, old services and artifacts associated with the long term use of the site. There are relics of fencing and paving.

The garden is integral with the working of the house and includes out buildings, a well, clothes lines, sites of the glasshouses, paths and the trees, shrubs and plants. The Archaeological site and Garden was not addressed in 1994 and clearance of Maisie Forrest's garden took place. This is being addressed currently, based on archaeological, horticultural and photograph evidence. The green corrugated shed (circa 1930s) was not included in the 1994, but is part of the building fabric which needs conservation.

The wider extent of the place from the 1860s to 1920s, and relationships to other sites has yet to be documented- to Gibbon's gully and Hamilton East, or Beale's office. This includes associated trees, structures and archaeological sites such as the outbuildings. This will help in telling the story of the place and its garden.



Garden, Beale Cottage, 2016.

7.0 Conservation and Maintenance

As part of the method of complying with the statutory requirements, conservation principles and policies have been specifically applied to this place since the 1990s. These documents form the guidance for any work and the vision to protect it in perpetuity.

The guiding policies for the protection and maintenance of the cottage, garden and site are based on international conservation principles and are contained within the Conservation and Maintenance Plans. Principles, policies and practical actions are contained within these documents and guide the protection and use of the place.

7.1 Conservation and Maintenance Plan

In 1994 a Conservation Plan was commissioned to give guidance on protecting the building from loss or removal, prior to a major restoration project in 1995. The archaeological site and garden was not included in this work. The option of use chosen resulted in renovating a number of aspects of what had been a house of accumulative history. The kitchen was affected, with the rear porch and a new kitchen and bathroom installed. An out building was recommended but not accepted. The restoration work took place in 1995 and the grounds were cleared.

In 2003 a Maintenance Plan was commissioned for the place and in 2004 a Preliminary Assessment of the garden and an Archaeological Report were produced. The Conservation Plan was also reviewed.

7.2 Archaeological Reports and Survey

In 1995 during the restoration work some sampling had been done under the floor boards and items recorded, but this was limited. Therefore in December 2003 an Archaeological Report was undertaken by Alexy Simmons to investigate the site.

Because of the movement over the site in terms of earthworks it is very difficult to see what remains of earlier gardens. Therefore under recommendation the unusual action of invasive investigation is to take place to uncover any historic evidence to assist in interpreting the site and to clear the site for any further works. A full survey has been undertaken of those areas within the site but away from any trees.

The archaeological work and artefacts will form a significant part of the educational tools for the place.

7.3 Historic Landscape Investigation and Garden Design

The Council commissioned a historical landscape investigation and a heritage garden plan from Louise Beaumont – Heritage Landscape Architect. This work was completed in April 2005. The historic landscape investigation document covers the various landscape designs for the Beale Cottage property since 1872.

The heritage garden design provides a series of landscaping and planting recommendations which has been partially implemented as of 2016.

7.4 Further work

All three elements of the place require further documentation and work in the form of research, investigation, protection and maintenance, along with the histories of the place. There are no formal comprehensive histories of the place to assist in guiding conservation. This includes Maori occupation, the families since 1864, the garden and wider site. This work is essential. The interiors of the cottage also need to be re-instated.



Kitchen, Beale Cottage, 2016.

8.0 Heritage Value

While 19th century cottages are common in New Zealand in regions such as Northland, Auckland and Wellington, they are however rare in the Waikato and very few surviving cottages pre date 1875. This rarity value is relative to the development of the region after 1864, much later than most other parts of the country. The only known dated residence of the early settlement period in Hamilton is the 1872 Lake House, which was built as a substantial two storied estate manager's residence. Apart from a few larger homesteads such as Homewood at Te Rore and Major Jackson's House at Kihikihi, there are only a few early 1870s cottages identified in the Waikato Region - Temple cottage at Kihikihi, and The Doctors/Magistrates Militia House at Ngaruawahia.

In terms of roof form Gable roofed cottages were more commonly seen such as the Nixon Street Cottage in Hamilton, and the Temple Cottage in Kihikihi. Hip roofed cottages similar to Beale Cottage; include the Doctors/Magistrates House at Ngaruawahia, a cottage in Steele Street Cambridge, and a cottage in Cook Street (much altered) Hamilton, and the 1859 Cottage Museum at Pukekohe.

In the latter part of the last century there was an urgent effort to save early cottages. For some relocation to other sites or museums was necessary. A number of cities and towns have preserved important mid nineteenth century cottages including:

- The Elms Mission House in Tauranga (Elms Foundation)
- Egmont Cottage in New Plymouth (associated as part of Te Arika Museum)
- Wylie Cottage in Gisborne
- Ewelme in Auckland (Historic Places Trust)
- Broadgreen House in Nelson.
- Temple Cottage at Kihikihi

Waikato District Council have restored the 1870s Woodlands Homestead at Gordonton. Hamilton at this time however did not recognise the value of these early cottages. As a consequence, Hamilton has lost most of this early built European history, with only the later Hockin House conserved and open for limited public access. This makes Beale Cottage rare and precious, though only a small cottage and site. It is unusual to have a colonial cottage and garden survive in an urban setting in a central city location in the 21st century.

