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27 July 2022

Memo to Scott Bicknell
Re 24 Te Aroha Street, Hamilton East
In the matter of HCC Plan Change 9

Dear Scott

I have reviewed Hamilton City Council's documentation regarding the proposed M*yrtle Street and Te Aroha Street (West) Historic Heritage Area* and undertaken additional research to extend the information provided in the PC9 report.

I do not consider that the brief council description of the HHA [Attachment 1] substantiates the heritage significance of this area, which has a typical, rather than notable, history and architectural form for this part of Hamilton.

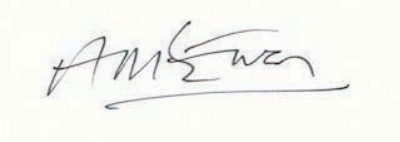
Furthermore I consider the assessment criteria developed by HCC for historic heritage areas do not give effect to the Resource Management Act or the Waikato Regional Policy Statement. The criteria are focussed upon matters of character and amenity, rather than significant historic heritage values, with the result that the council justification for the area is concerned with streetscape and visual features and provides only generic comments about the history of development.

The council summary provides no information about who designed, built, owned and occupied the dwellings and does not offer any information that would justify the boundaries [Attachment 2] that have been set. The summary statement notes that 'a number of newer developments [in the area] do stand out and have an impact on the consistency of the streets'; it does not appear however that this has been taken into account in mapping the HHA.

The house at 24 Te Aroha Street appears to have been built for Catherine and Harold Jessop in c.1938. Harold was a pastry cook and the Jessops remained in residence until their deaths in the early 1980s. The house is a California Bungalow style dwelling and is thus typical of interwar housing in New Zealand. In my opinion the former Jessop house is a character dwelling that is typical of the interwar development of Hamilton East. It stands on the periphery of the proposed HHA and at the east end of the south side of Te Aroha Street, which is of variable integrity and consistency.

In my professional opinion neither the house located at 24 Te Aroha Street nor the area identified by HCC as constituting a historic heritage area merit scheduling on the Hamilton District Plan. If, however, there is support and further evidence supplied to justify an HHA in this area, then in my opinion the south side of Te Aroha Street should be excluded from it in view of the level of modification in this part of the proposed HHA.

Nga mihi



Dr Ann McEwan

Myrtle Street and Te Aroha Street (West) HHA

The Myrtle Street and Te Aroha Street (west) HHA consists of a section of Te Aroha Street between River Road and Gray Street, along with the Myrtle Street which links from this to River Road.

The HHA is consistent with a significant number of the features of the **early establishment of a service town heritage theme** and is of at least moderate heritage value.

The area is within the 1st extension to the Borough, October 1912.

Te Aroha Street provides an important linkage from River Road to Grey Street and Peach Grove Road, all key north-south routes in the east of the City. Myrtle Street has been aligned to allow the development of space between Te Aroha Street and the Railway (1883) and Claudelands Road to the north; lots on the north side of the east-west section of the road back onto Claudelands Road and the railway.

Te Aroha Street has a narrow carriageway with wide berms and regular street trees, whereas Myrtle Street has a wider carriageway (which appears to be utilised for commuter parking). There are views westwards across the River towards the CBD.

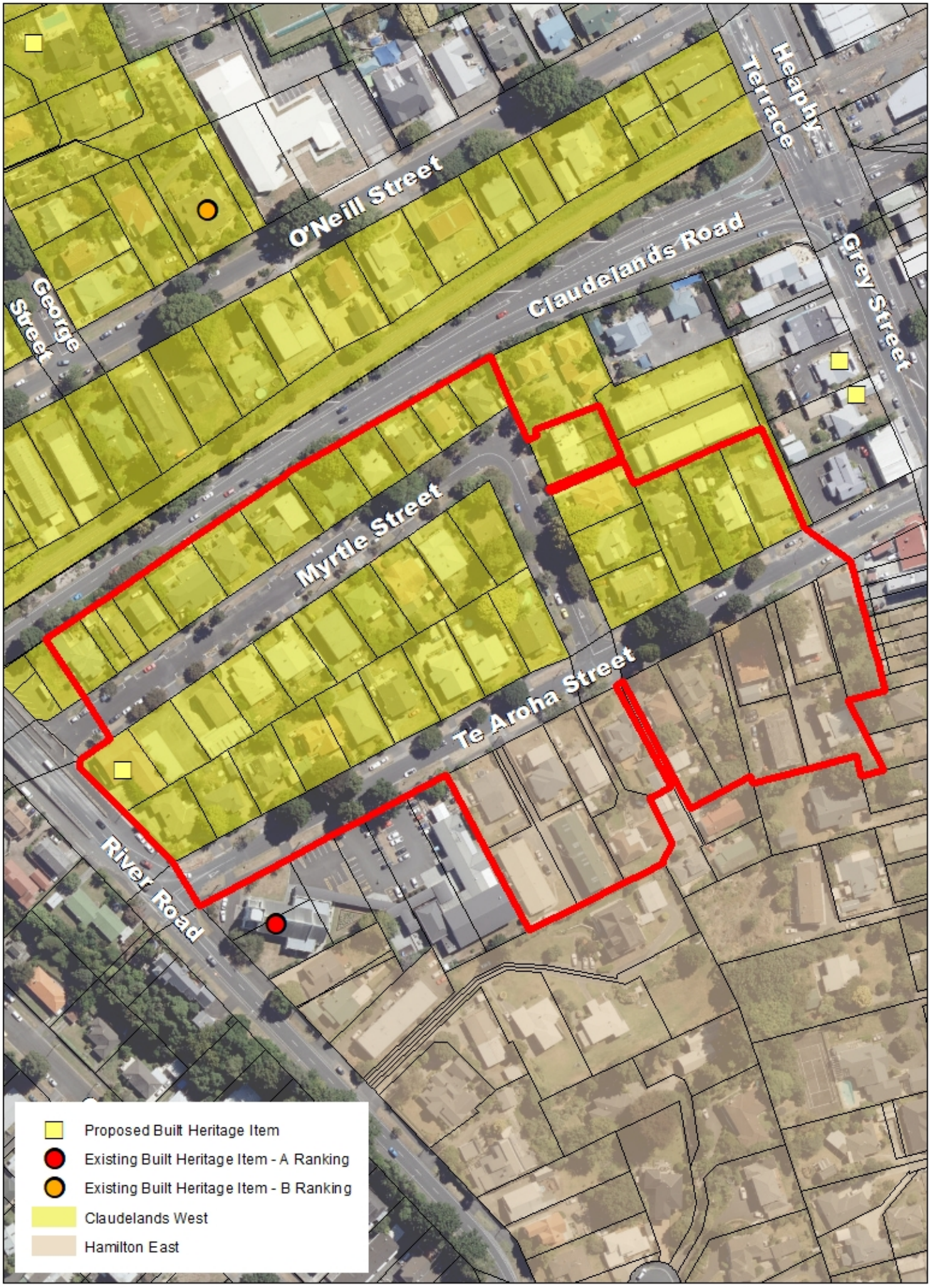
Whilst lots vary in width and depth, this is not immediately apparent from the street, apart from corner sites. The layout of buildings within lots is relatively consistent, with buildings being placed reasonably central with in some cases equal depth front and rear yards.

The 1910s to 1930s buildings are mainly single storey, although there are some two storey buildings. They generally represent the California and English Bungalow[9] style, with weatherboard elevations, corrugated steel or tile gabled and hipped roofs, side hung casement windows and some ornamentation including on building gables. Whilst there is significant consistency with the architecture and materials of the majority of buildings, a number of newer developments do stand out and have an impact on the consistency of the streets.

Most dwellings have had driveways added to the side of the building, with some garages in rear yards. Whilst there are some garages built close to street frontages, these are generally small do not detract from the overall consistency of the area.

Front boundary treatments include low walls and fences, planting and some more dominant solid fences. Some of the taller more dominant fences take away from the consistency of the area but overall the low walls and fences are respectful the boundaries which would have originally existed in the area.

[9] As set out in Hamilton City Special Character Study 2020, Lifescapes (Carolyn Hill), 3. Housing Typologies



Proposed Historic Heritage Area

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