

Laura Bowman

From: official information
Sent: Wednesday, 29 June 2022 5:30 pm
To: 7(2)(a)
Cc:
Subject: Final Response - LGOIMA 268064 - 7(2)(a) - queries regarding non-consultative Plan 9 re Historical Housing Area's (HHA's), associated natural and built features of historical importance
Attachments: LGOIMA 268064 - 7(2)(a) - Response.pdf; LGOIMA 268064 - Attachment 2.pdf

Kia Ora,

I refer to your **information request below**, Hamilton City Council is able to provide the following response.

Please see the letter attached which provides response to your request below.

You have the right to seek an investigation and review by the Ombudsman of this decision. Information about how to make a complaint is available at www.ombudsman.parliament.nz or freephone 0800 802 602.

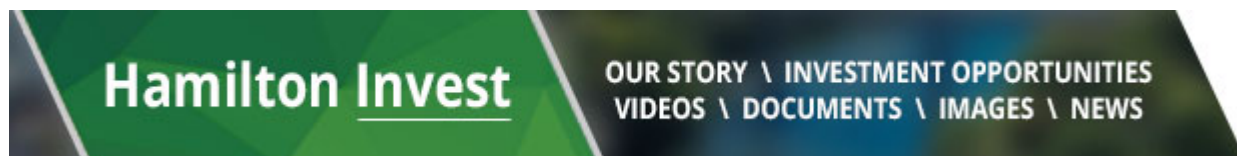
Kind Regards,

Laura | Official Information Coordinator
Legal Services & Risk | People and Organisational Performance
Email: officialinformation@hcc.govt.nz



Hamilton City Council | Private Bag 3010 | Hamilton 3240 | www.hamilton.govt.nz

[Like us on Facebook](#) [Follow us on Twitter](#)



From: Hamilton City Council <do.not.reply@hcc.govt.nz>
Sent: Wednesday, 8 June 2022 11:48 am
To: official information <officialinformation@hcc.govt.nz>
Subject: HCC Website - Official Information Request ref: HCC-QF-220608-6TXSR-SAP

HCC Website - Official Information Request

Reference: HCC-QF-220608-6TXSR-SAP
Attachment: not attached

Name: 7(2)(a)

Email address: 7(2)(a)

Phone number: 7(2)(a)

Detailed Description of Request

My official information request relates to the recent release of non-consultative Plan 9 which seeks to impose Historical Housing Area's (HHA's) and associated natural and built features of historical importance.

Who were the architect's used to decide on the architectural significance of individual buildings and their historical and cultural importance?

What qualification and experience do these architects have in making decisions on historical importance of individual buildings?

Why are so many poor quality examples of railway workers houses or workers cottages needed to be placed within in HHA's when the vast majority of them are very poor example's of these types of buildings? I can under standing wishing to preserve the Railway cottages close to the Railway Factory (where they were prefabricated) but not the vast number of cottages across the city).

Who were the historians who advised on the historical importance of buildings and trees? For instance where is the documentation that illustrates that a particular tree identified was planted by a significant historical person in terms o f Hamilton's development.

Why on the Council web site is there a nice photograph of house opposite Porana Park which are not indicated as being part of an HHA? Surely it would be more appropriate and correct to use a photograph from a proposed HHA such as Sear Crescent in Fairfield as this would let everyone know the quality of housing that the HCC thinks is historically important to preserve for future generations to visit and marvel at.

Who made the decision to do this very broad brush (and presumably desk top assessment) when the Minister of Housing (Megan Wood) and the Minister of Environment (David Parker) have both been very scathing of Auckland Council for doing exactly the same thing?

Thanks in advance.

Organisation: not supplied

23 June 2022

7(2)(a)

Dear 7(2)

SUBJECT: Request under Section 10 of the Local Government Official Information and Meetings Act 1987

This letter provides the response to your request for information under Section 10 of the Local Government Official Information and Meetings Act 1987.

1. Who were the architect's used to decide on the architectural significance of individual buildings and their historical and cultural importance?

Built Heritage – WSP National Built Heritage team

- Andy Hall, Principal Heritage Consultation and Building Conservation Specialist
- Patrick Harsveldt, Senior Heritage Consultant and Archaeologist
- Laura McKeown, Architectural Graduate
- Alex Pine, Heritage Consultant
- Chessa Stevens, Principal Conservation Architect and National Built Heritage Lead

Historic Heritage Areas (HHAs)– Richard Knott Limited

- Richard Knott

2. What qualification and experience do these architects have in making decisions on historical importance of individual buildings?

Richard Knott - please see attached CV.

WSP – Council do not currently hold resumes for the specific individuals that have undertaken this work. WSP were appointed to undertake this work under Waikato Local Authority Shared Services from the Professional Services Panel which has approved providers by discipline. Their position titles are included above.

3. Why are so many poor quality examples of railway workers houses or workers cottages needed to be placed within in HHA's when the vast majority of them are very poor example's [sic] of these types of buildings? I can under standing [sic] wishing to preserve the Railway cottages close to the Railway Factory (where they were prefabricated) but not the vast number of cottages across the city).

There are two main proposed HHAs that contain Railway Cottages; Frankton Railway Village HHA, and the Oxford Street (East) and Marshall Street Railway Cottages HHA.

The HHA identification assessment does not consider the condition of each individual building. Each of the identified HHA are representative of an identified Heritage Theme which has historic heritage significance to the development and growth of Hamilton from early establishment up to development eras of 1970s. These areas also represent a level of consistency in their physical and visual qualities including street pattern, lot layout and density, green structure, housing typologies and street frontage treatments.

It is acknowledged that, in some instances, there are buildings within the HHAs that have been modified. However, they are located within an HHA covering an area that together represents a significant period in the development and evolution of the city. For example, some HHAs contain sites with a number of different design variations or housing typology variations but yet the overall area is still considered to be representative of an identified Heritage Theme and represents general consistency in lot size, shape and the layout of buildings within them.

For Frankton Railway Village HHAs, the proposed extension of the HHA relates to the actual extent of the Heritage Order over the area by Heritage New Zealand Pouhere Taonga in the 1990s.

- 4. Who were the historians who advised on the historical importance of buildings and trees? For instance where is the documentation that illustrates that a particular tree identified was planted by a significant historical person in terms of [sic] Hamilton's development.**

Individual Buildings - Conservation Architects, National Built Heritage team, WSP Consultancy

An assessment of the historical importance of individual trees was not undertaken. However, street trees and berm design and dimensions formed an element that Richard Knott considered when considering street/block layout, and the streetscape as part of the process of defining HHAs.

- 5. Why on the Council web site is there a nice photograph of house opposite Porana [sic] Park which are not indicated as being part of an HHA? Surely it would be more appropriate and correct to use a photograph from a proposed HHA such as Sear Crescent in Fairfield as this would let everyone know the quality of housing that the HCC thinks is historically important to preserve for future generations to visit and marvel at.**

Noted. The image selection for the website should have been an image of one of the specific HHAs.

- 6. Who made the decision to do this very broad brush (and presumably desk top assessment) when the Minister of Housing (Megan Wood) and the Minister of Environment (David Parker) have both been very scathing of Auckland Council for doing exactly the same thing?**

Council is required to identify and protect historic heritage under the statutory requirements of the Resource Management Act 1991 and Waikato Regional Policy Statement.

The work undertaken to prepare Plan Change 9 has occurred over the past 12 months as a result of Council resolutions passed in 2019, 2020 & 2021.

The work undertaken to determine HHAs has not solely relied on a desk-top exercise but has involved extensive field work visiting the majority to streets located within the city that contain development from 1860 through to the late 1970s.

The HHA work is not an assessment of 'special character'. The HHA work has focused solely on historic heritage using a Hamilton specific method and criteria. We note that some of the HHAs do overlap with the existing Special Character Zones under the Operative District Plan, such as areas within Hamilton East and Claudelands. However, the existing Special Character Zone has not informed the technical recommendations.

Please contact us if you require any further assistance.

Regards

Jamie Sirl
Team Leader City Planning

Council Building
Garden Place, Hamilton
Phone 7(2)(a)
Email jamie.sirl@hcc.govt.nz

Preparation of this Report

This report has been prepared by Richard Knott. Richard has worked in the areas of heritage, special character, urban design and planning since 1989. He holds post graduate qualifications in all of these areas:

Post Graduate Diploma Building Conservation, School of Conservation Sciences, Bournemouth University

This two year post graduate course covered all areas of building conservation, including theory, best practice and materials/repair.

Master of Arts Urban Design, University of the West of England

This three year post graduate course focused on delivering contextually appropriate design responses, though developing an understanding of the assessment of the significance and characteristics of areas. The course concentrated on appropriate design within Conservation Areas, being areas of special architectural or historic interest (the UK equivalent of Historic Heritage Areas). Richard's independent research concentrated on investigating how best to assess the values of areas and the success of Conservation Area legislation.

***Bachelor of Planning
BA(Hons) Town and Country Planning***

Richard's postgraduate and undergraduate planning degrees included significant taught elements and workshops on urban design matters, along with a fourth-year concentration on site design.

Richard has been elected a full member of:

- Institute of Historic Building Conservation, UK
- New Zealand Planning Institute
- Royal Town Planning Institute, UK (Chartered Town Planner)
- Institute of Highway Engineers

To expand his knowledge and understanding of global best practice in historic heritage, special character and visual impact matters Richard has undertaken overseas continuing professional development courses, including the 2016 University of Southern California Fundamentals of Heritage Conservation summer school and 2019 Planning Institute of Australia landscape and visual assessment training.

Throughout his career has led projects relating to heritage buildings, conservation areas and special character areas. His experience in relation to historic buildings has included (but is not limited to):

- Area wide heritage and conservation areas studies; identifying and designating new conservation areas/heritage areas.
- Historic Heritage Assessments.
- Conservation Area Appraisals.
- Managing heritage assistance funds.
- Conservation plans for historic heritage buildings.
- Advice to a significant number of heritage building owners regarding re-use, alteration and repair, ranging from medieval to post-modern buildings.
- Assessment of many proposals to alter or demolish heritage buildings.
- Author of various conservation and heritage design guides.
- Masterplans for historic town centres most recently a town centre Masterplan for Opotiki Town Centre.