

Presentation in Support of Evidence for Barbara and Rodney Ross

Plan Change 26 – Waipa District Council
Character Cluster Area

Otawhao Mission Farm
 173 acres
 Sold 1907

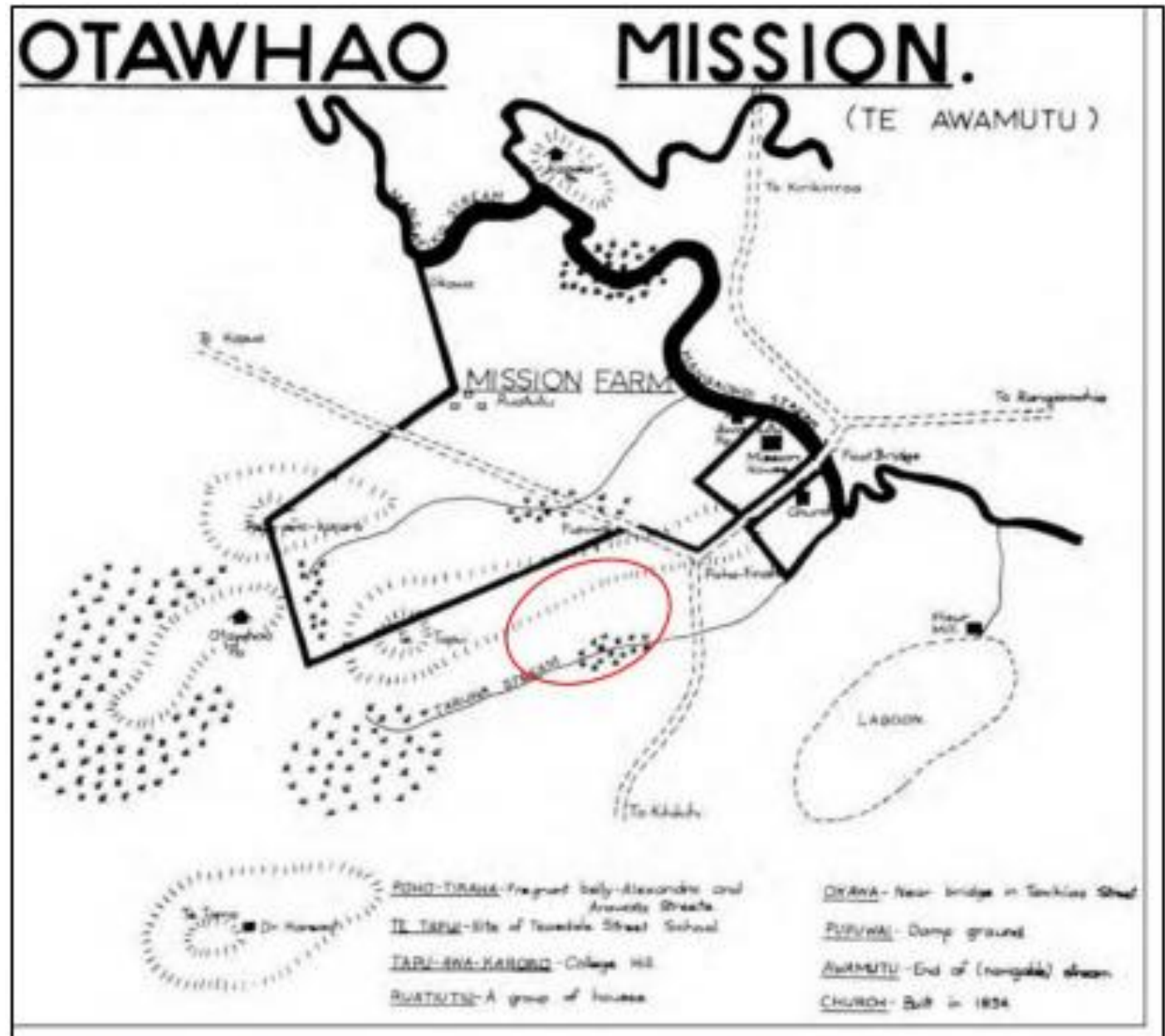
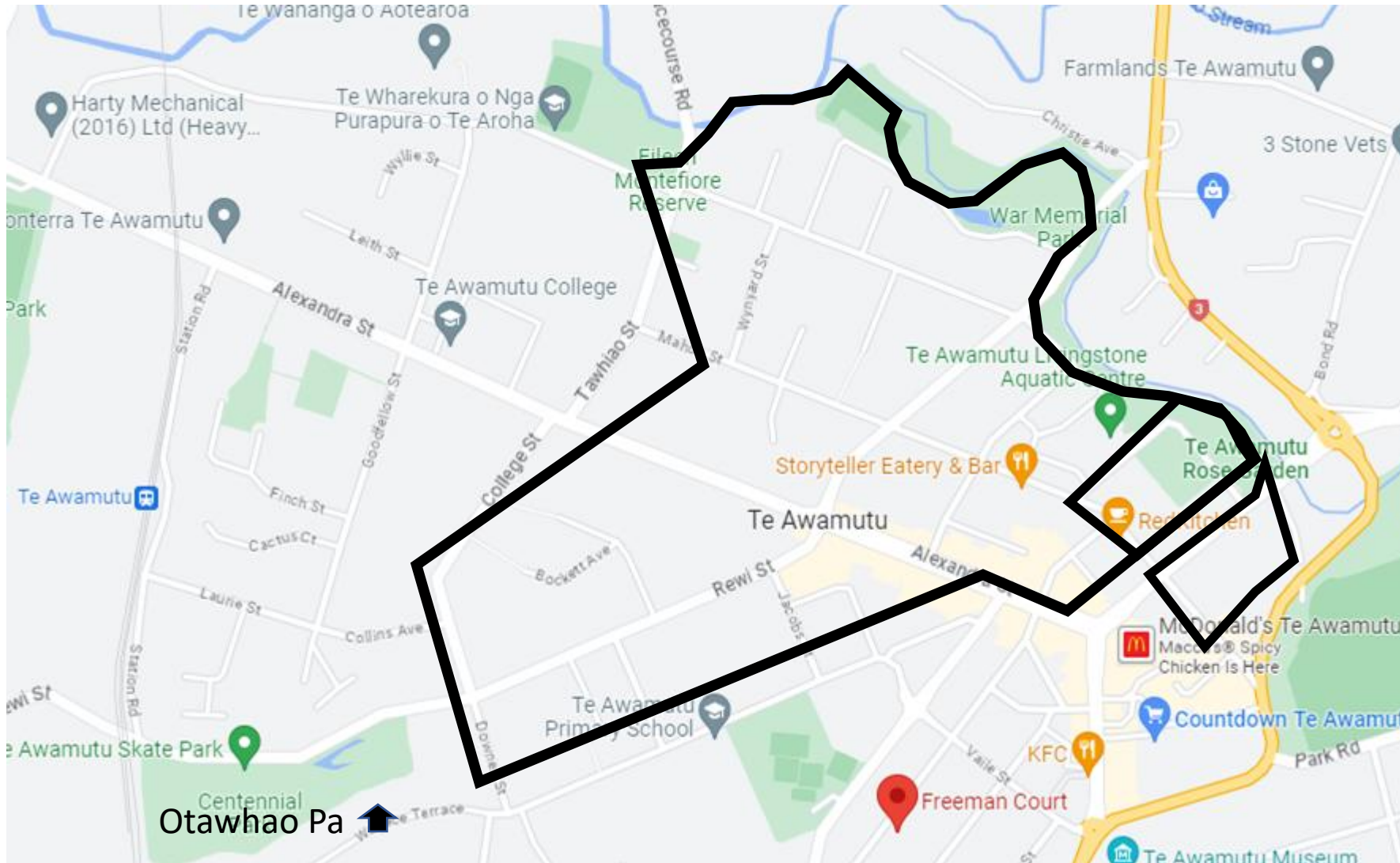


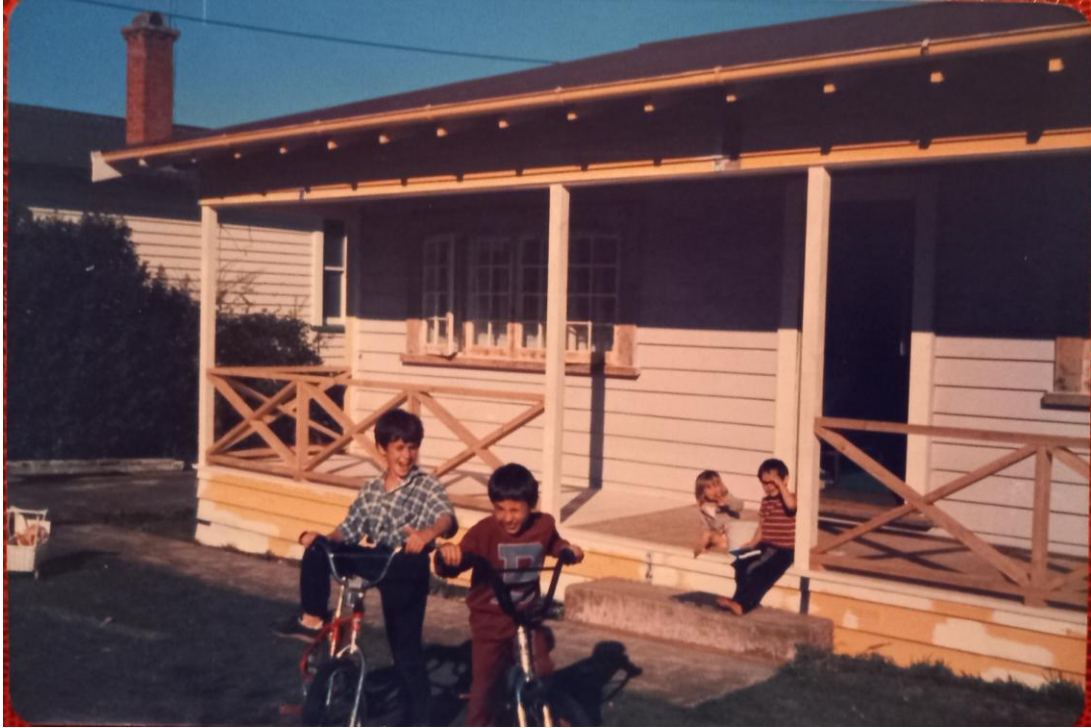
Figure 3: Sketch map of Otawhao Mission Station and surrounding landscape including pā. Reproduced from Barber (1984) pg.26. Approximate Project location in red.

Extent of the Otawhao Mission



Area 173 acres
Review of the age of homes shows majority of homes (~90%) within the area defined built from 1920's to 1950's
Source: Homes.co.nz based on Council data
Covers

Modifications to 517 Rewi Street



New deck. Previous was enclosed with enclosed windows
New materials and style
New paint colour scheme
Chimney removed

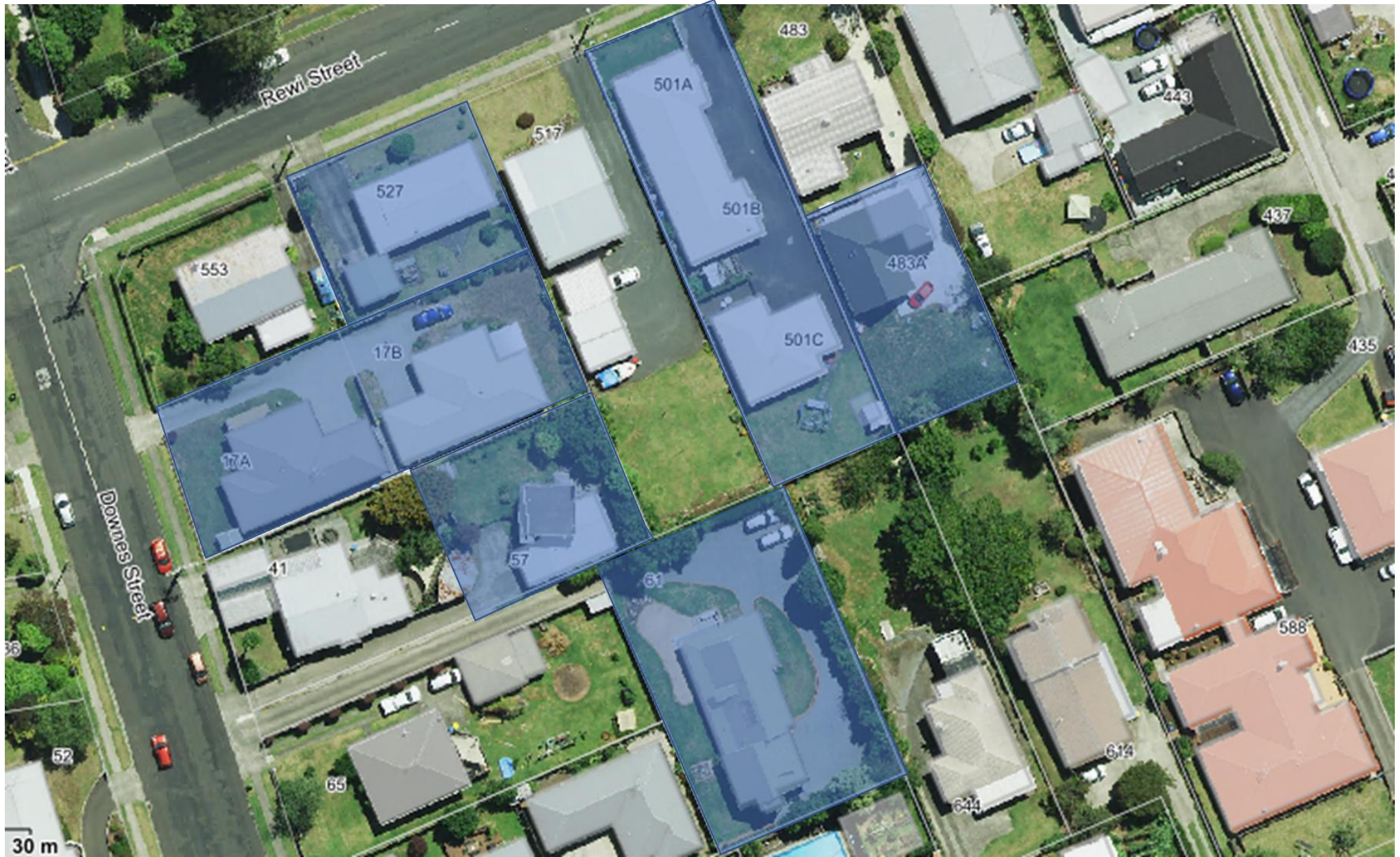


Completely enclosed the rear deck.
Toilet adjoining the deck removed
New windows
Old fireplace and chimney
removed
New cladding and roof

New double garage with high stud and
new laundry
New deck at rear
New carport joining the house to the
garage
New fencing
Old wood shed demolished
Old single garage demolished



Houses built since purchase



Houses on Rear Boundaries



Two storey buildings on elevated sites
Equivalent three storeys or higher

Walkable Catchment - Distances to Key Amenities and Facilities



Centennial Park
Victoria Park
Supermarket and retail
Town Centre

Te Awamutu College
St Patricks School
Te Awamutu Primary
School

Rewi Street
Kindergarten
Rosetown Preschool

Te Awamutu Medical
Centre

Inconsistent Approach Across Councils to Identify Character Areas

Auckland Council Approach

Special character residential areas are identified as a qualifying matter where:

- in walkable catchments around larger centres and rapid transit stops, areas are considered to be of high-quality special character, being where 75% or more of individual properties strongly contribute to the special character values of the area
- outside of walkable catchments, areas are considered to be of special character, being where 66% or more of individual properties strongly contribute to the special character values of the area.

Applicability to Rewi Street:

- Dwellings identified as character defining occupy <30% of properties along the Walkable Catchment through to the town centre and amenities

Character Review 2022 - Recommendations



LEGEND

- Existing stand alone heritage house
- Existing cluster
- Existing cluster that requires reconsideration
- Potential new cluster houses or standalone heritage houses
- Area to be considered as essential to identified clusters

CL7 = Bank St/ Bridgman St
CL8 = Downes St
CL9 = College St



Rewi Street House

Number 412 Rewi Street is a large early 1900's villa on a sloped site that has had a industrial-type garage built to the front of the section (containing a home business). The original villa and property however, is worthy of retention and no further infilldevelopment.

Lifescapes Report March 2023

Rewi Street Descriptions

Streetscape forms:

- The straight street line that creates a visual connection from the town centre in the east to Centennial Park in the west

Incorrect – Centennial Park is unseen until the corner of College and Downes Street

- The visual prominence of dwellings on the northern side of the street due to the upwards-sloping landform to the north

Describes houses built below a hill, a description that can be applied across many streets in town

- Berm and footpath layouts typical of the period, with 4 ft footpaths set in relatively modest grassed berms

Describes virtually every footpath in residential streets in town

- Low density layout creating an open visual context.

Again this is not unique to Rewi Street, this is representative on all residential streets in town

Lifescapes Report March 2023

Rewi Street Descriptions

Site-specific forms:

- Stand-alone and generally single storey built form with generous but varied boundary setbacks and front gardens,

Is not unique to Rewi Street, but very typical for the majority of homes fronting the street across the town

- Generally low front boundary treatments that enable appreciation of the streetscape as a whole from the public realm,

There is range of fence heights from Low to 6ft high closed fences, and dense hedges along the street

Lifescapes Report March 2023

Rewi Street Descriptions

- Houses in the English bungalow style (early 20th century), typified by asymmetrical composition, multiple intersecting roof forms, exposed rafters and timbered gables with louvered ventilators, recessed porches and projecting box bays, weatherboard cladding and vertical skirts, and timber casement windows with decorative top lights. Dwellings on the northern (upper) side of the street are generally larger with more features and decoration, while the dwellings on the southern (lower) side are simpler in form and detailing,

Complex description of broadly a weatherboard home of different styles, something found widely across the town and not unique to Rewi Street, or within the Otawhao Mission Farm area

Lifescapes Report March 2023

Rewi Street Descriptions

- A prominent villa-style house which predates the surrounding bungalows and features a single gabled bay and veranda, weatherboard cladding, timber sash windows, substantial brick chimney and generous ornamentation,

Unsure which house this is referring to, but is assumed to be the house referenced in the Character Review

- Several houses in the Art Deco style, typified by parapeted roofs, simple box-like forms with stuccoed walls, horizontally-banded windows and stylised plaster ornamentation.

There are multiple house in the art deco style within the town, and are not unique to Rewi Street

- Modern residences within the cluster are largely sympathetic to the established historical character in form, scale, setback and materiality.

House designs cannot be attributed to maintaining sympathy for the area, but are designed for the sites, and the likely needs of the new owners providing modern amenities

Compliance Costs

Residents in the Character Cluster zones will have impacted property encumbrances, potential higher insurance premiums, and have to pay more for character-compliant modifications.

- No guidance in regard to what is character compliant – planner discretion or judgement? Leaves open to interpretation and risk
- Character specifications have been excluded, appropriate will be left to be determined by Council Planners
- Alterations and modifications to homes will require additional significant expense from building specialists
- Additional costs for resource consents
- Restricted Discretionary status as a minimum provides all neighbours considered affected to be notified, adding to expense, timeframes, and complexity with additional council processes
- Additional costs for compliant materials
- Potential for being declined

Modifications and Alterations Likely to be Affected

- Installation of efficient heating e.g. heat pumps
- Removal of chimneys with a risk of collapse in an earthquake
- Disability ramps
- House extensions
- External security lights
- Satellite Dishes
- House colour schemes?
- Alternative cladding, full or partial
- Double glazing of windows
- New window materials
- New roofs
- Internal modifications?

Consistency across reviews

Character areas would stay frozen while the surrounding streets were permitted to intensify to three storeys.

The council has had a longstanding obligation to protect heritage and character:

- Several reviews have been undertaken in the past through the District Plan and updates
- Rewi Street has never been identified in any capacity as an area to be protected
- Suddenly it has now been included at the recommendation of a single report, with no reasonable consultation with beyond a letter in March, and with no peer review
- Is contrary to the recommendations of the 2022 Character Review