

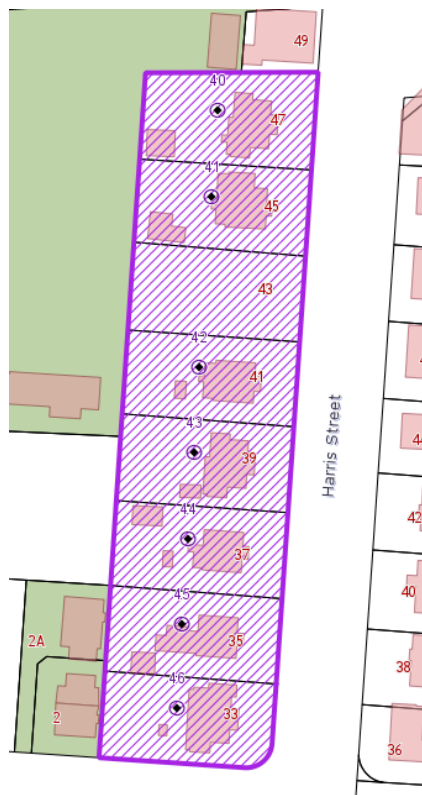
Attachment 1:

Extract from 'Heritage Precincts' report presented to WDC by HCS on 23 June 2017 – with relevance to Submission 559.235

Residential Heritage Precincts

The following precincts should be renamed 'Residential Heritage Precincts', on the basis of their shared typology. Where clusters of residential heritage items exist in the district they are considered to possess a collective value that is most effectively identified and managed by the provision of heritage precinct design guides.

Huntly Residential Heritage Precinct Design Guide



Although a building footprint is still shown on the council web map, the house at 45 Harris Street burnt down in January 2015. The extant houses [33, 35, 37, 39, 41 & 47 Harris Street] are currently 'A' ranked items in the ODP but they have been recommended for scheduling as 'B' ranked items in the PDP, in order to be consistent with the scheduled former railway workers' cottages in Ngaruawahia.

Three scenarios could be considered for this precinct in the proposed district plan. Firstly, because 43 and 45 Harris Street are now vacant properties, the Huntly Residential Heritage Precinct could be reduced to encompass only 33, 35, 37, 39 and 41 Harris Street. In this case, 47 Harris Street could remain on the historic heritage items schedule in its own right.

Alternatively, the precinct could be retained as it is, given that the design guide anticipates the erection of new dwellings in the precinct. In this case the design guide can, in future, inform the design of new houses at 43 and 45 Harris Street in keeping with the historic character of the former railway workers' houses.

Thirdly, the precinct could be omitted from the PDP and the extant buildings simply scheduled as individual heritage items, as is the case with the former railway cottages on Great South Road in Ngaruawahia. Given

that railway cottages of the same era and similar design are also located at 17, 21, 23, 25, 27 & 29 Harris Street and 4, 5, 7 & 9 Semple Street [see below], it is arguably inconsistent to schedule only a sample and, furthermore, identify them as a precinct. This option appears preferable in the circumstances.



Location of extant former railway workers' cottages in Harris Street / Semple Street, Huntly.