

Memo

4 July 2022

To: Megan Patrick, Team Leader – Heritage Policy

cc: Tania Richmond, Contract Project Management on behalf of the Heritage Policy team

From: Megan Walker, Historic Heritage Specialist

Subject: Munro Homestead including stables, 120 Monument Road, Clevedon UID 02501

The purpose of this memo is to support a proposed plan change to add the primary feature for Munro Homestead including stables to Schedule 14.1 and to establish a new Extent of Place (**EOP**) since the current EOP has recently been subdivided. A name change is also recommended.

1.0 Background

Munro Homestead including stables is a Category B place in Schedule 14.1. The place is scheduled for historical, social, physical attributes, aesthetic and context heritage values. It was a farmhouse built on the property in 1892 for the owner, George Munro and his family. The house is a good example of a modest Carpenter Gothic style, Victorian homestead. Near the house is the early original stable building, which is an important physical reminder of the contribution farming made to Clevedon's rural identity.

The farm remained in the Munro family until 1981. The family were important members of the Clevedon community contributing much to the history and economic and social development of the area.

2.0 Current situation

The current EOP represents a portion of the former farm with a substantial amount of the land facing the Monument Road frontage.

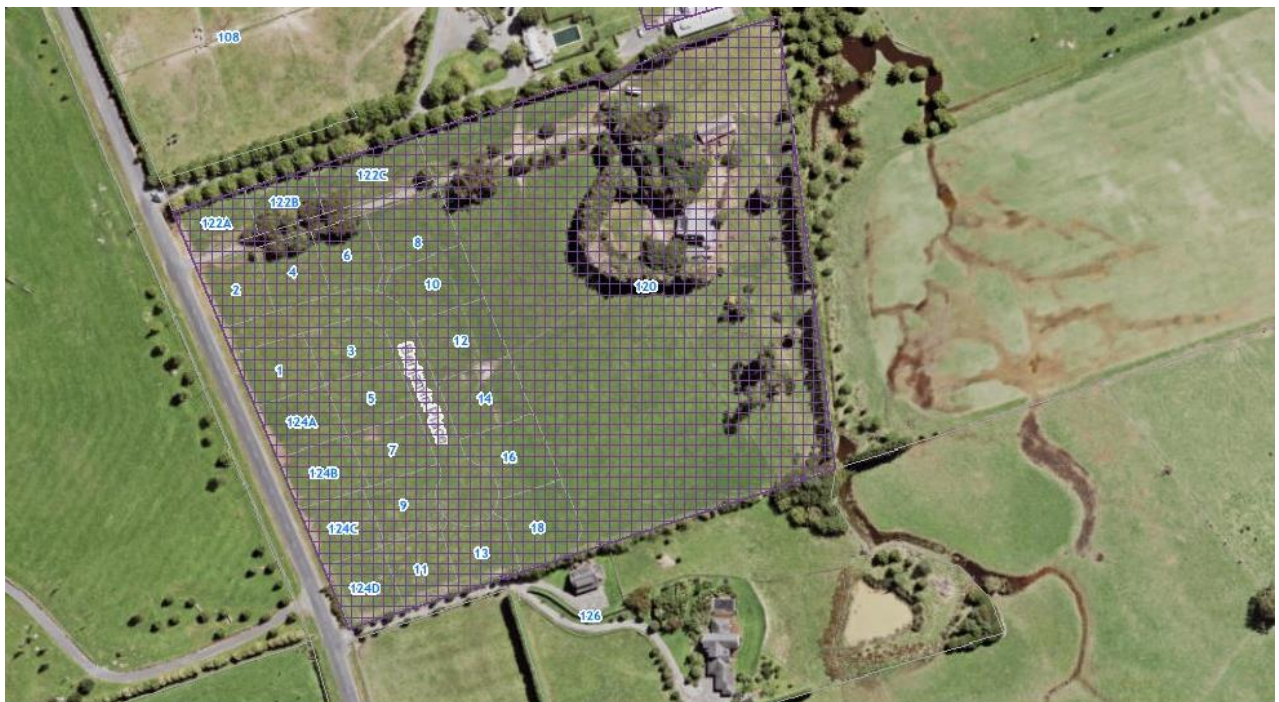


Figure 1: Current EOP based on Certificate of Title (CT) prior to subdivision of land facing Monument Road. (Auckland Council Geomaps).

Following consents being granted for the subdivision of land in 2017 (for lot sizes 1000m²) and then more in 2018 (for lot sizes 975 m²), new housing has been constructed on the land in front of the

house with a new road being formed between the lots. The new subdivisions changed the context of the place which has compromised the heritage values to some extent.

The place is within the Clevedon precinct (sub-precinct B) which offers a guide to the type of development in this area. Houses within the subdivision are on large lots reflecting a more rural residential character. The new subdivision appears visually separate from Munro homestead, particularly with new roading in place.

3.0 EOP

Since the place has been subdivided, the current EOP is no longer appropriate. The new subdivision does not characterise the heritage values of the place and has altered the historical context of the place.

The recommended change to the EOP that reflects the heritage values of the place is shown below. It covers the entire RT boundary of the place at 120 Monument Road, Clevedon, which is identified as the area that contributes to the function, meaning and relationships of the place.

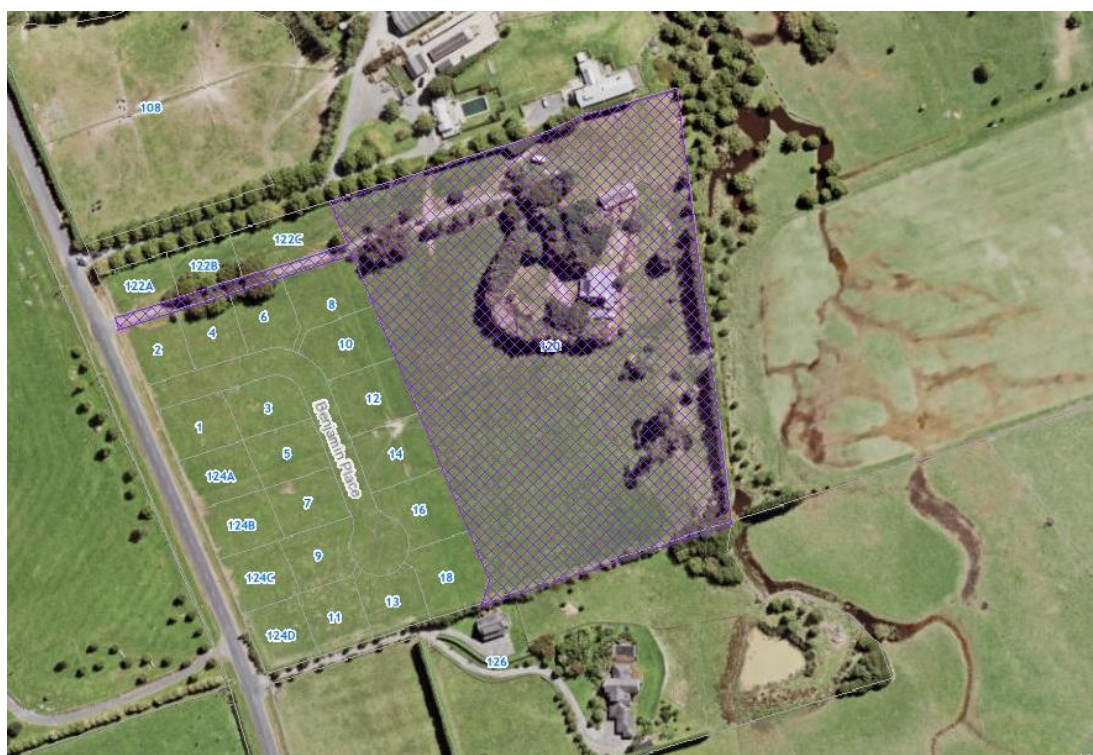


Figure 2: Proposed change to Extent of Place for the Munro Homestead including stables (Auckland Council GeoMaps).

4.0 Primary Feature

The primary features of the place are the residence (homestead) and stable. Both buildings are key components of the identified values of the place and form the fundamental basis for why the place is scheduled.

5.0 Name of place

There is only one stable on the property which is now known as the barn. However, the current name suggests there is more than one stable. The name should be changed to reflect this. I suggest the name should be Munro homestead and stable.

6.0 Recommendation

Despite the reduced extent of place, Munro homestead and stable, continues to meet the threshold for scheduling as a Historic Heritage Place, Category B. Amendments to Schedule 14.1 to reflect the revised updated legal description following the subdivision and the primary feature as recommend below.

Schedule 14.1

ID	Place name and/or description	Verified location	Verified legal description	Category	Primary features	Heritage values	Extent of place	Exclusions	Additional rules for archaeological sites or features	Place of Maori interest or significance
02501	Munroe homestead Homestead, including and stable	120 Monument Road, Clevedon	Lot 2 DP 197869 Lot 2000 DP 530495, Lot 1 DP 512932	B	<u>Residence;</u> <u>stable</u>	A,B,F,G,H	Refer to planning maps			

Planning maps

Amend the planning maps to reduce the EOP, as shown in Figure 2.

Megan Walker
Historic Heritage Specialist