



HAMILTON HERITAGE PLAN

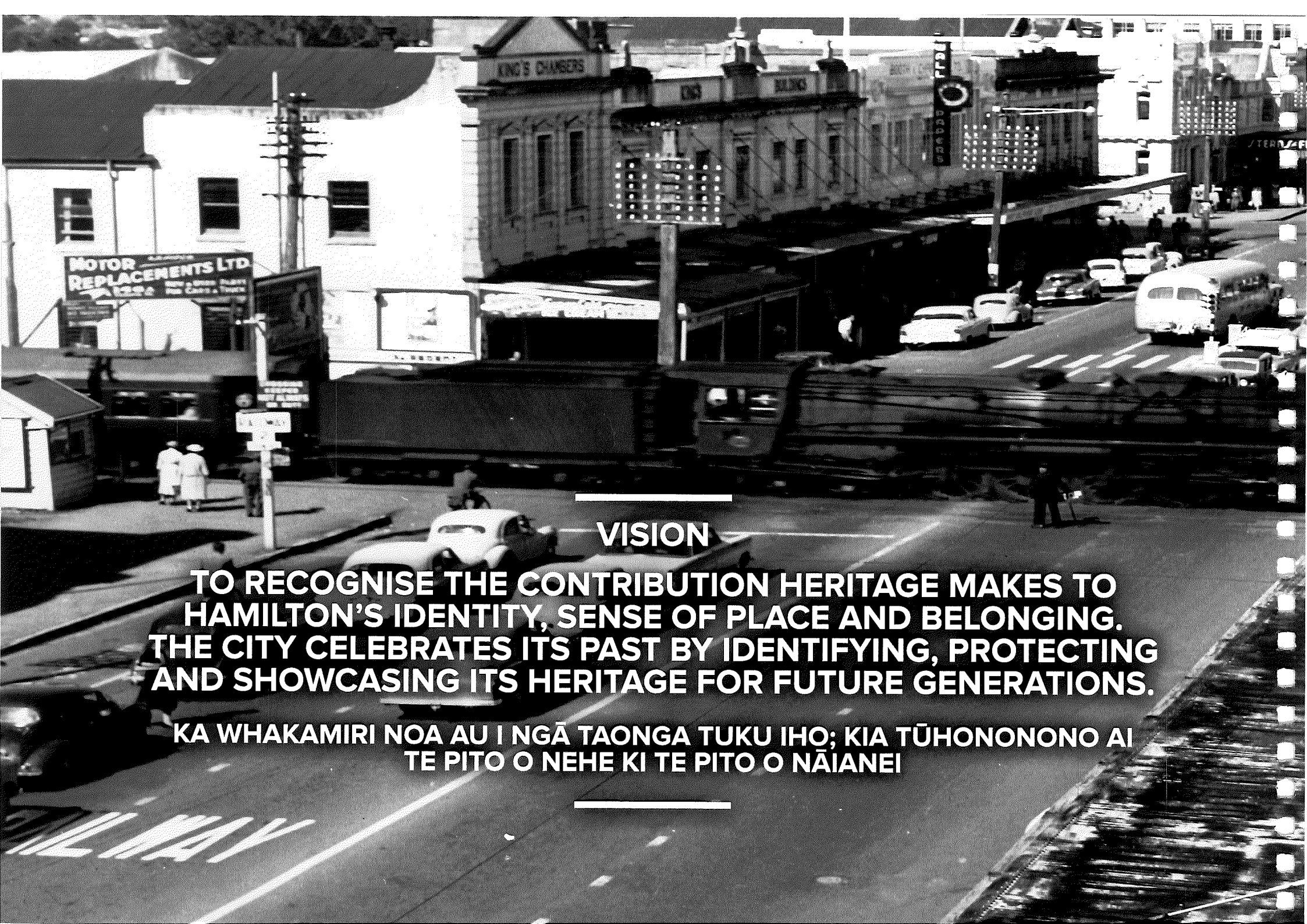
MAHERE TIAKI TAONGA O KIRIKIROA

MARCH 2016



Hamilton City Council

Te kaunihera o Kirikiriroa



VISION

**TO RECOGNISE THE CONTRIBUTION HERITAGE MAKES TO
HAMILTON'S IDENTITY, SENSE OF PLACE AND BELONGING.
THE CITY CELEBRATES ITS PAST BY IDENTIFYING, PROTECTING
AND SHOWCASING ITS HERITAGE FOR FUTURE GENERATIONS.**

**KA WHAKAMIRI NOA AU I NGĀ TAONGA TUKU IHO; KIA TŪHONONONO AI
TE PITO O NEHE KI TE PITO O NĀIANEI**



Prologue	4
Introduction	6
How will this be achieved?	8
Goals	9
Identification	10
Protection	11
Promotion	12
Sustainability and use	13
Management	14
Implementation and monitoring	16
Key indicators	17
Glossary	18
References	20
Heritage Advisory Panel	21

PROLOGUE

KUPU WHAKATAKI

THE HISTORY OF HAMILTON

The Hamilton area has a history of some 700-800 years of Maaori occupation and settlement. The earliest recorded settlers in the Hamilton area were Maaori from the Tainui canoe. The Tainui people called an area on the west bank of the Waikato River, between the Hamilton Hotel and London Street, Kirikiroa (long stretch of gravel). The priceless artefacts that have been recovered from within the city indicate that the river had been a favoured location for occupation by Waikato iwi and their hapu. At that time the river was the major means of communication and connection with other settled areas. This is highlighted by pa sites, traditional gardens, and agricultural features along the Waikato River.

In the 1860's the New Zealand Wars started along with raupatu (land confiscation), which resulted in subsequent European settlement. Military outposts were built on opposite sides of the river at what are now the sites of St Peter's Cathedral and the Hamilton East end of Anzac Parade. Initial growth of the settlement was slow and by 1868 the population consisted of only 250 people. For many years contact between the two communities was by punt and each had their own town board.

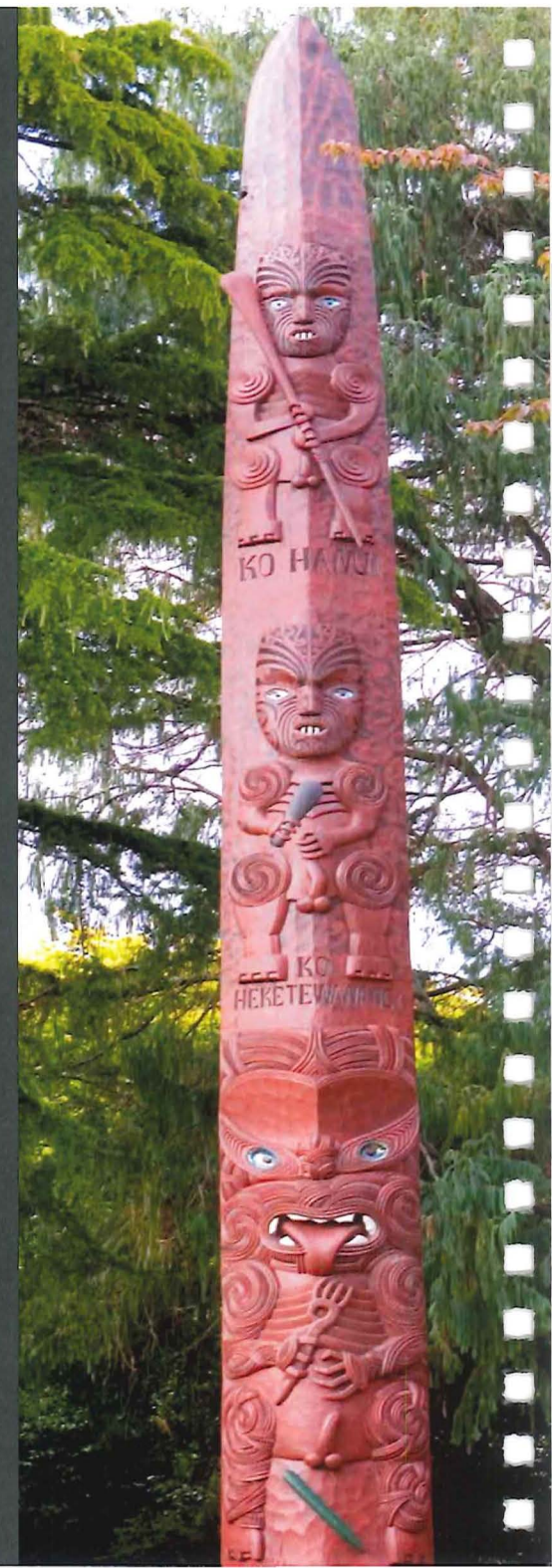
*He mahere e whakanui ana i ngaa momo taonga
tuku iho o Kirikiroa.*

*I ngaa tau 700-800 I mua I te noho mai o te Paakeehaa ki
Kirikiroa I konei kee te Iwi Maaori me ona hiitori moo
teenei whenua, araa, ngaa hiitori o ngaa iwi me ngaa
hapuu whakaheke o Tainui waka. Ko Kirikiroa te ingoa
tuuturu o te waahi mai I te Hootera o Hamutana ki te
tiriti o Ranana I a Kirikiroa.*

*He maha taonga taawhito kua taunahanaha e tuutohu nei
te nohoanga o te Iwi Maaori ki Kirikiroa me te momona a
te waahi nei ki a raatou.*

*I taua waa hoki ko te awa o Waikato te ara matua moo
ngaa Iwi katoa I noho tahaki i te awa. I te mea he maha
ngaa paa i tuu mai I te taha o te awa, ko te awa hoki te
ara matua ki ngaa maakete hokohoko i Taamaki-makau-
rau.*

*I nga tau o te 1860's kua puta mai ngaa pakanga o
Aoteroa. Ko te raupatu whenua te take. Naa te pakanga
ka kite te hanga mai o ngaa taone maha puta noa I te
rohe o Waikato. Ka hanga mai he poohi hoia ki te waahi e
tu ana te whare karakia nui o Hato Peetera I te tiriti o
Piriti. Naa wai raa ka tupu ake te tokomaha o ngaa
tangata ka noho ki Kirikiroa. I te tau 1868 e 250 taangata
noa iho te taupori o Kirikiroa.*



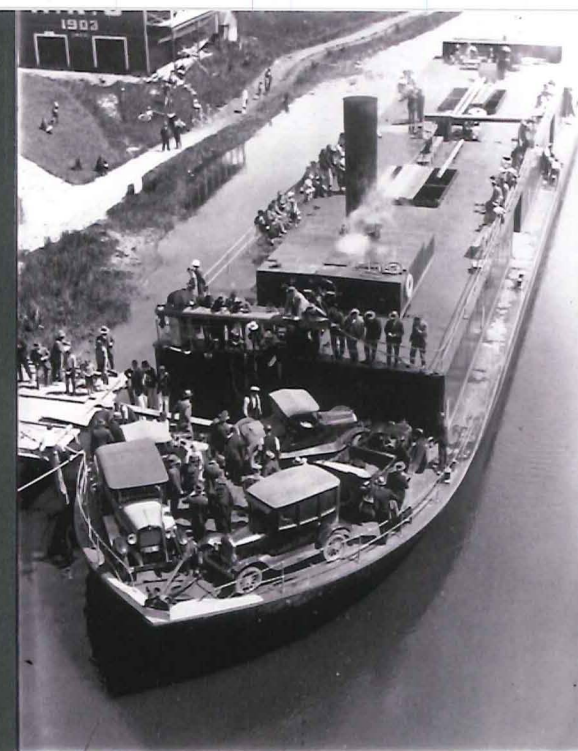
Miropiko Pa carved pou-ihi.

But conditions slowly began to improve and in 1867 the road was opened to Auckland and a regular coach service commenced, followed by the opening of the railway line to Auckland in 1868.

The opening of the railway station at Frankton Junction in 1877 and the need to pool resources for a traffic bridge linking Hamilton West and Hamilton East led to the amalgamation of the town boards in the same year. The new Borough of Hamilton was named after Captain John Charles Fane Hamilton. The population at that time was 1245 residents, and continued to expand, reaching 20,000 in 1945, and now exceeding 150,000. The original Hamilton borough had an area of 752 hectares; the city currently occupies approximately 9,860 hectares.

Heoi, I te tau 1867 kua tuuwhera mai te rori ki Tamaki makau rau me te hanga mai o te ara tereina I te tau 1868.

I te tau 1877 kua tuu mai te teihana tereina o Frankton ka reira toko ake te whakaaro me hono te poari o Hamutana ki te hauaauru me Hamutana ki te raawhiti hei poari kotahi. Naa te whakaaetanga ka puta mai te poari hou, ko te Borough o Hamutana. He ingoa hei whai whakaaro ki te tangata Kaapene Tiaare Fane Hamutana. Ko te tauporitanga I taua waa e 1245 taangata. A, ka tupu ki te 20,000 taangata I te tau 1945, aa, ko naiaanei kua hipa atu I te 150,000 taangata. I te timatanga 752 heketaa te rahinga whenua o Hamutana I riro ki te kaunihera o Hamutana. I teenei raa kua eke ki te 9,860 heketaa te rahi o te whenua o Kirikiriroa.



Top: The Rawhiti II on her Maiden Voyage at Ferrybank, Hamilton 1925, November. Hamilton City Libraries - 05319

Bottom: Present day Hamilton



INTRODUCTION

This plan sets out the Council's approach to celebrating Hamilton's heritage in all its forms. It also outlines actions for the Council to ensure the identification, protection and use of heritage.

He mahere ka whakaari nei i ngaa momo taonga tuku iho o Kirikiriroa.

Kia moohio ai te tangata ki te mahi tautuhi me te mahi tiaki taonga a te kaunihera o Kirikiriroa.

Why is heritage important?

Heritage is defined as something from the past that has value and needs to be safeguarded for future generations.

An appreciation of the past contributes to a sense of identity and belonging for residents and visitors.

Heritage is represented in a number of ways; buildings and structures, heritage areas and landscapes, natural and archaeological sites, places or areas of significance to Māori, taonga, artefacts and documents. All of these contribute to the story of pre and post-European settlement in Hamilton.

*Te Winika a 200 year-old carved waka taua (Māori war canoe) on display at the Waikato Museum.
Waikato Museum te whare taonga o Waikato*

Why should we protect heritage?

Protection and conservation of heritage is essential to ensuring the story of Hamilton, dating back to pre-European settlement, is told and passed on to future generations.

What the law requires

The definition and interpretation of historic heritage is taken from a number of sources including the Resource Management Act, Heritage New Zealand Pouhere Taonga Act, the Waikato-Tainui Raupatu Claims (Waikato River) Settlement Act and the Reserves Act.

Under these Acts the plan identifies the following heritage:

- built heritage
- archaeological sites
- natural heritage
- cultural sites
- places or areas of special significance to Māori
- significant trees
- landscapes

- cemeteries
- taonga
- artefacts
- documentary heritage.

The Council is required to:

- Collect, manage and maintain heritage documents, oral history and artefacts through the libraries, museums and archives.
- Provide objectives and policies for the management of natural heritage and historical items and sites.
- Protect regionally significant natural and cultural heritage resources under the Waikato Regional Policy Statement.

In addition, under the Waikato-Tainui Raupatu Claims (Waikato River) Settlement Act and the Waikato-Tainui Environmental Plan, the Council is required to increase its engagement with Waikato-Tainui to ensure their participation in resource and environmental management matters.

The Council is also required under the Resource Management Act to ensure both historic and natural heritage is sustainably managed.

Sections 5 and 6 of the Resource Management Act identify matters of national importance relating to heritage, cultural and natural areas by recognising and providing for the following:

- The preservation of the natural character of the coastal environment, wetlands, and lakes and rivers and their margins.
- The protection of outstanding natural features and landscapes.
- The protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna.
- The relationship of Māori and their cultural and traditional links with their ancestral lands, water, sites, wāhi tapu and other taonga.
- The protection of historic heritage from inappropriate subdivision, use, and development.

HOW WILL THIS BE ACHIEVED?

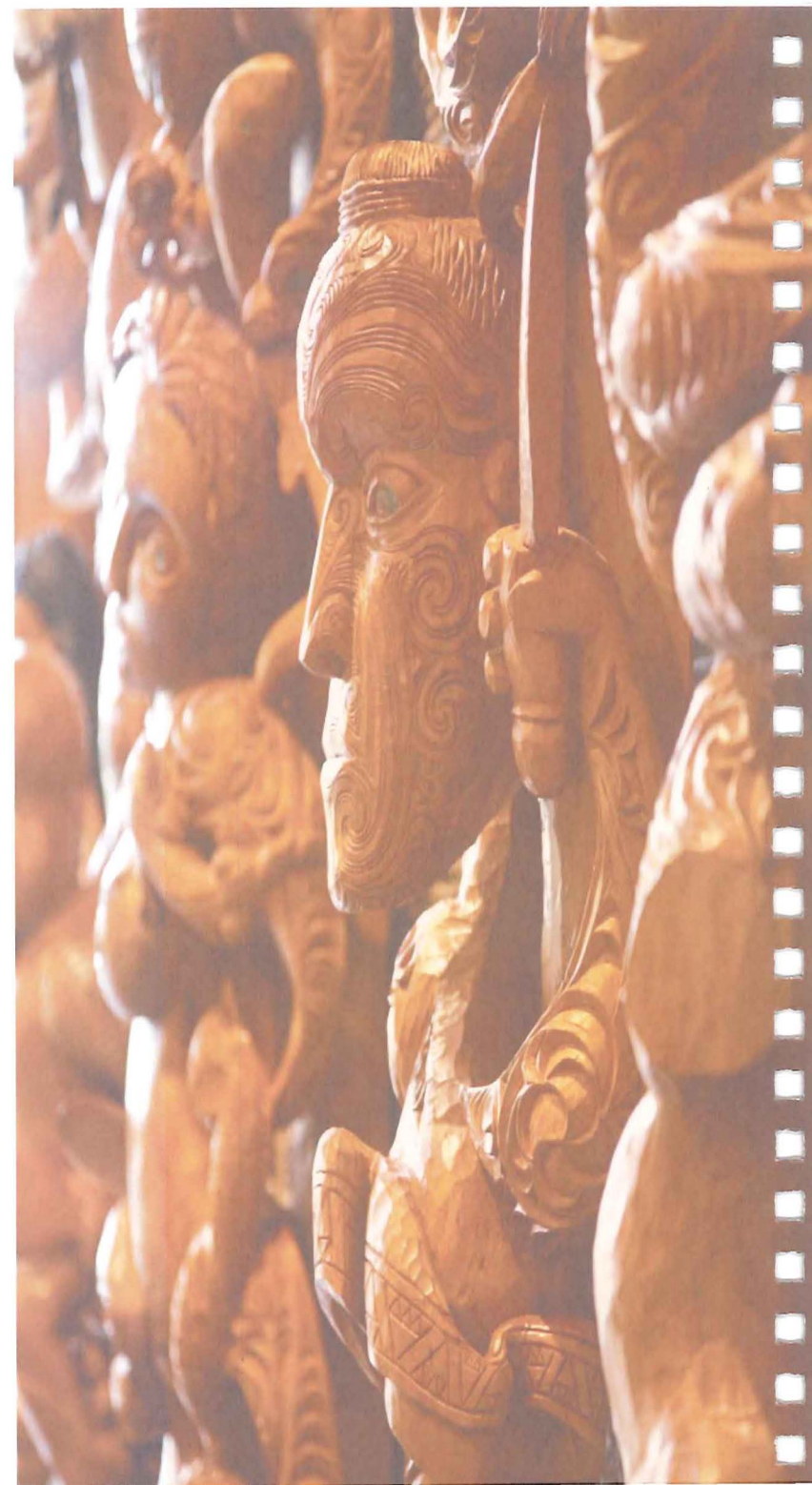
ME PEWHEA RA E TUTUKI

This plan has been developed in collaboration with experts, and feedback from Mana Whenua, heritage groups and the public.

I mahi ngatahi ngaa taangata matatau hiitori, ngaa taangata pouhere taonga me mana whenua ki te hanga i teenei mahere..

The purpose of the plan is to provide a holistic approach to heritage protection in collaboration with owners of heritage places, Waikato-Tainui, Mana Whenua, Heritage New Zealand, Waikato Regional Council, and other interested parties and organisations.

The protection of heritage resources has citywide benefits. However, there can be a cost of maintenance and upkeep that can be viewed as a barrier to the ongoing protection and use of these resources. The Council will support owners of heritage, through a variety of methods to ensure the ongoing preservation and use of these resources. To achieve this, the actions outlined on the following pages are required.



GOALS

NGAA WHAINGA

The Heritage Plan is based on the following goals:

- 1. Identification *Tautuhi***
All historic and natural heritage is identified and documented.
- 2. Protection *Whakangungu***
Heritage is conserved for future generations.
- 3. Promotion *Whakamaanawatanga***
Heritage is celebrated and its importance and value promoted.
- 4. Sustainability and use *Toituu, Toiora***
Heritage buildings and sites within the city are functional places to be occupied and used.
- 5. Management and implementation *Whakahaere me te whakatutuki***
Effective and efficient implementation of the Heritage Plan and its actions



Top: Waikato Brewery building located on the corner of Anzac Parade and Tisdall Streets. Constructed in 1897. Hamilton City Libraries - 09194

Middle: Looking east along Commerce Street, Frankton, with the Frankton Supply Company Building to the right c 1913. The main trunk line in the foreground. Hamilton City Libraries - 02018.

Bottom: Victoria Bridge
Hamilton City Libraries -2628

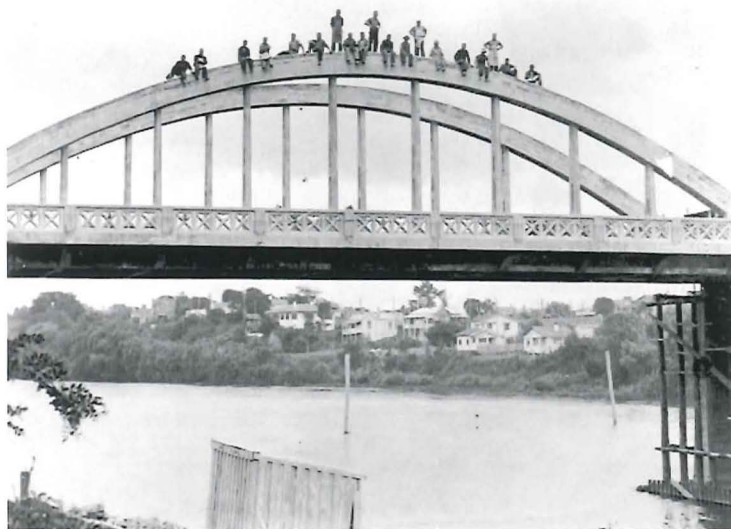
IDENTIFICATION

TAUTUHITANGA

IDENTIFY HERITAGE

TAUTUHI TAONGA

Heritage places need to be identified and reviewed regularly to ensure that Hamilton's rich historic and natural heritage is retained and incorporated into the fabric of the city for future generations to enjoy. Identification is of critical importance to recognise and value heritage places and is the first step in protecting and conserving heritage.



Construction workers on the Fairfield Bridge during construction in 1936. Hamilton City Libraries - 02633

ACTIONS

- Ensure that national and international best practice principles for the identification and assessment of heritage are followed.
- Research, identify and recognise the city's heritage.
- Implement the requirements under the Waikato River Settlement Act.

WHAT WE WILL DO AND WHEN

1. Develop a process for the identification and assessment of all Hamilton's heritage in 2016.
2. Identification and scoping of spatial and thematic heritage projects by 2017.
3. Update the heritage inventory lists within the District Plan by 2018.
4. Take into account the objectives and policies set out in the Waikato-Tainui Environmental Plan when dealing with discovery and identification of Waahi Tapu and Waahi Tuupuna and archaeological sites. This is an ongoing process.



Aerial photograph of Haves Paddock 1961



PROTECTION

WHAKANGUNGU TAONGA

PROTECT AND CONSERVE HERITAGE

WHAKANGUNGU ME TE TIAKI TAONGA

Heritage is always at risk from inappropriate subdivision, use and development, natural disasters, neglect, and building control requirements such as fire protection, physical access and seismic upgrading. Strong measures need to be in place to ensure that heritage continues to be conserved for future generations.

ACTIONS

- The Council shows leadership in the conservation of heritage.
- All significant heritage places in the city are protected through the District Plan.
- Provide advice and information on retaining heritage features of sites and buildings.
- Promote the Council's ability to purchase significant heritage that may be under threat.
- Develop and implement procedures to ensure the ongoing protection and conservation of cultural heritage.
- Implement the requirements under the Waikato River Settlement Act.

WHAT WE WILL DO AND WHEN

1. Establish criteria for the use of encumbrances, heritage orders, covenants and the vesting of reserves and esplanade strips in 2016.
2. Develop and implement a heritage overlay within the central city by 2018.
3. Develop design guides and information sheets for protection of heritage in 2016.
4. Update the District Plan relating to heritage by 2018.

ONGOING PROCESSES

5. Council develop conservation/maintenance plans and ensure they are implemented for buildings they manage.
6. Follow the principles set out in the guidelines established by Heritage New Zealand, The River Authority and the ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value (Revised 2010) when protecting and conserving heritage places.
7. Take into account the objectives and policies within the Waikato-Tainui Environmental Plan when protecting sites of significance to Maaori.
8. Provide advice to people wanting to do work on heritage places.

PROMOTION

WHAKANUIA

HERITAGE IS PROMOTED AND CELEBRATED

TE KAUPAPA TIAKI. HEI WHAKANUI I NGAA TAONGA

Celebration of heritage, along with education about its importance, will lead to acceptance of the need for the ongoing protection of heritage. The promotion of heritage needs to recognise the cultural and economic benefit of heritage.

ACTIONS

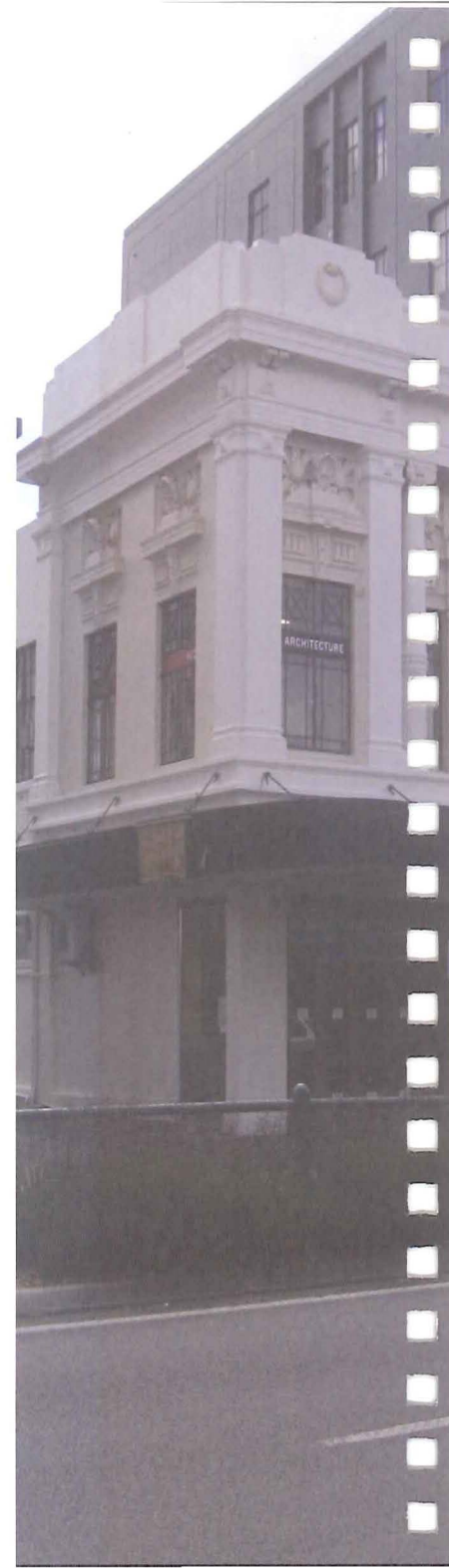
- Showcase the contribution heritage makes to Hamilton.
- Recognise and reward outstanding heritage conservation projects.
- Increase accessibility to documentary heritage.
- Work with Waikato-Tainui, Mana Whenua, tourism and business sectors, and the community to promote heritage.

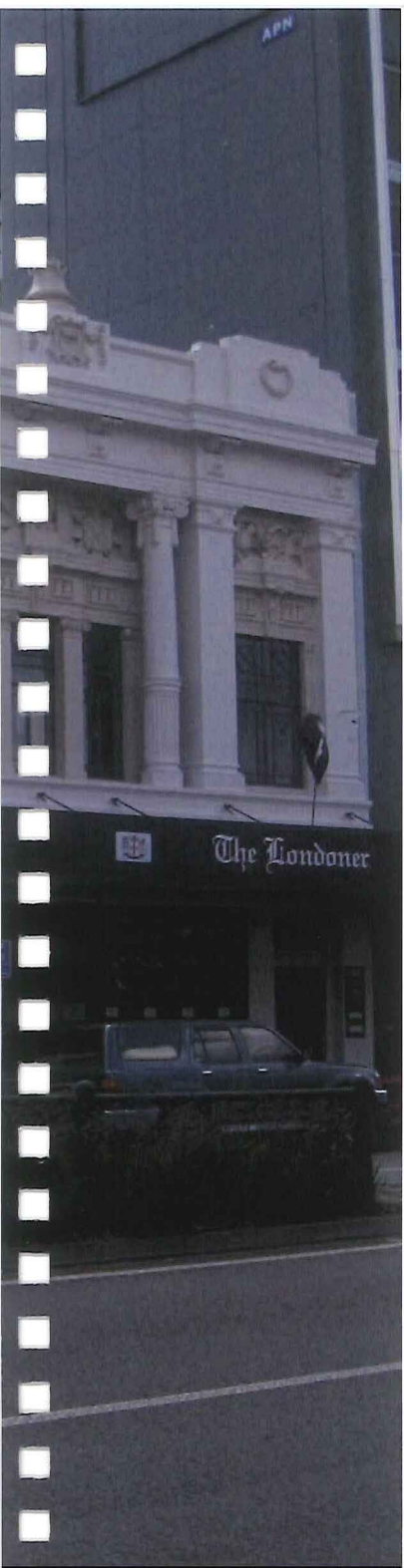
WHAT WE WILL DO AND WHEN

1. Give heritage more prominence on the Council website in 2016.
2. Identify heritage through the use of plaques and interpretive signage by 2018.
3. Develop heritage trails in key heritage areas by 2018.

ONGOING PROCESSES

4. Establish working relationships between the Council and Waikato-Tainui, Mana Whenua, Heritage New Zealand, Waikato Regional Council, Department of Conservation, heritage groups and organisations and the local community.
5. Complete the digitisation of documents held by the central library and make them available to the public.
6. Publicly recognise owners of heritage places and members of the wider community who have made an outstanding contribution to the conservation of heritage.
7. Provide workshops and training courses for council staff and stakeholder groups.





SUSTAINABILITY AND USE

TOITUU, TOIORA.

SUPPORT THE ONGOING USE OF HERITAGE PLACES

HAPAI AKE NGAA TAONGA O NEHE KEI NGARO

To enable the ongoing retention of heritage we need to support activities that facilitate the continued use of places. Many buildings require upgrading to meet building code which can result in the existing uses not being a viable option. We need to ensure that best practice in heritage conservation is followed by the Council, owners and occupiers to minimise the loss of heritage values when undertaking adaptive reuse of heritage buildings.

ACTIONS

- Support and encourage methods of conserving heritage that complement the statutory methods.
- Encourage owners of heritage buildings and structures to continue to use, or repurpose their building or structure.
- Ensure the sustainable use or re-use of heritage buildings that retain their heritage values.
- Ensure the sustainable management and use of sites and areas.

WHAT WE WILL DO AND WHEN

1. Establish a heritage specialist list to assist owners of heritage places in 2016.
2. Establish a working group to investigate the sustainable use of heritage within the central city by 2017.
3. Develop design guides that encourage sustainability and appropriate use by 2017.
4. Develop statutory and non-statutory incentives to encourage the use of heritage places by 2017.
5. Investigate the establishment of an acquisition fund to acquire heritage that is under threat or risk by 2017.

MANAGEMENT

WHAKAHAERETANGA

FOSTER BEST PRACTICE AND ENCOURAGE COLLECTIVE STEWARDSHIP

NAAU TE ROUROU. NAAKU TE ROUROU KA ORA AI TEENEI KAUPAPA.

There needs to be a shared responsibility for the management of heritage with the Council leading by example to ensure an integrated and holistic approach to the sustainable management of heritage.

ACTIONS

- The Council follows best practice when it comes to the conservation and protection of the heritage it owns or manages.
- Develop stronger working relationships with owners of heritage sites, Waikato-Tainui, Mana Whenua, Heritage New Zealand, Waikato Regional Council and other parties involved in the protection and management of heritage.
- Ensure relevant heritage expertise is available within the Council.
- Funding support for heritage.
- Ensure the continued collection, protection and management of cultural heritage.
- Monitor the effectiveness of the plan and implementation of its actions.

WHAT WE WILL DO AND WHEN

The following are ongoing processes:

1. Secure funding to support the promotion, protection and management of heritage.
2. Develop and implement a training programme for staff.
3. Best practice procedures are followed with regards to the collection, storage and protection of heritage artefacts and taonga.
4. Follow the principles set out in the guidelines established by Heritage New Zealand, The River Authority and the ICOMOS New Zealand Charter when managing heritage places.
5. Take into account the objectives and policies within the Waikato-Tainui Environmental Plan when managing and protecting sites of significance to Māori.
6. Benchmark the Council processes nationally and internationally to ensure best practice is followed.

*Victoria Bridge (Hamilton Road Bridge) constructed in 1908-1910 on the site of the ferry crossing (1864-1877) and the Union Bridge (1877-1908).
St Peter's Anglican Cathedral built in 1916 in the background.*





The Hamilton New Zealand Temple of the Church of Jesus Christ of Latter Day Saints, Temple View. The Temple dates from 1957-1958 and was the second temple to be built outside the United States.

IMPLEMENTATION

WHAKATUTUKITANGA

The actions in this plan will be implemented through a number of methods including provisions within the District Plan, the development of incentives, education and promotion, and through the strengthening of relations with other organisations.

MONITORING

The plan is intended to be a working document and should be monitored on a regular basis to ensure its effectiveness and that the objectives are being achieved. The monitoring of the Plan will be undertaken on the following basis:

- City Planning Unit will report on the progress of the Heritage Plan and the implementation of the deliverables on an annual basis.
- A comprehensive review of the Heritage Plan will be undertaken every three years.
- The review will be measured against the actions and deliverables for each goal.

Mirapiko Pa Site located on the bank of the Waikato River. Contains the remaining physical evidence of the Pa structure and is a significant taonga to local Mana Whenua

KEY INDICATORS

When reviewing the plan the success of the goals will be assessed against the following key indicators:

IDENTIFICATION *TAUTUHITANGA*

1. Increased number of additional historic heritage places identified.
2. Commencement and completion of new historic heritage projects.

PROTECTION *WHAKANGUNGU TAONGA*

1. Increased number of heritage items and archaeological sites protected.
2. All applications for resource consents for heritage listed items include a conservation and/or maintenance plan.
3. 50 per cent of the heritage buildings identified as earthquake prone are earthquake strengthened.

PROMOTION *WHAKANUIA*

1. Increased media coverage of historic heritage.
2. Increased hits to the Council website regarding historic heritage.
3. Public recognition of people and/or organisations for their contribution to the conservation of heritage.
4. Increased percentage of heritage documents digitised by the libraries and made available to the public.

SUSTAINABILITY AND USE *TOITUU, TOIORA*

1. Reduction in the number of vacant heritage buildings.
2. Increase in the number of reused heritage buildings.

MANAGEMENT AND IMPLEMENTATION *WHAKAHAERE ME TE WHAKATUTUKI*

1. Increased opportunities for staff to attend heritage training courses.
2. Increase in the amount of funding provided for the protection of heritage.
3. The Council's heritage management performs well when benchmarked against other metropolitan councils.

GLOSSARY

Archaeological sites: Pre-1900 sites that are associated with human activity. An archaeological site can also be a site that through archaeological methods provides evidence relating to the history of New Zealand. It must also be noted that structures can be deemed to be archaeological sites if they are associated with human activity that occurred prior to 1900.

Artefacts: Objects of cultural or historical interest made by human beings.

Built Heritage: Includes buildings, structures (e.g. bridges or memorials), historic sites, special heritage zones, places and areas. Built heritage not only includes the external elements (such as façades) but also elements located within buildings (such as fixtures, and fittings). The courtyard and associated surroundings form a setting (such as the surrounding garden) which can have significance to the overall heritage value of an identified heritage building or structure.

Cemeteries: Important cultural and historic symbols and are a record of linkages with past generations.

Cultural heritage: represents the human experience. This includes:

- tangible heritage – the representation of the presence of human settlement within the area, including artefacts, which may have historic, social, spiritual, aesthetic or scientific and technological values; and
- intangible heritage – documentary heritage, the oral traditions, stories, legends and spiritual association with the area or people from the area.

Documentary heritage: Comprises material which “documents” or “records” something by intellectual intent and which helps inform the community about its past. It includes books, manuscripts, records, archives, photographs, maps, sound recordings etc.





Band Rotunda at Ferrybank was built in 1916 as part of an effort to beautify the city.

Historic heritage: Defined as those natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures and is derived from any of the following; built heritage, archaeological sites, cultural heritage, areas of significance to Maaori, significant trees, natural heritage.

Natural heritage: includes indigenous flora and fauna, freshwater, ecosystems and habitats, landscapes, landforms, soils and the natural character of waterways.

Places or areas of significance to Maaori: Waahi tapu or other places associated with ancestors such as Wahi tupuna. These sites may also be archaeological sites, areas of significance to Maaori related to physical archaeological evidence, and natural features such as the Waikato River.

Significant Trees: Trees that have heritage significance by way of being planted to commemorate a specific occasion, in memory of a specific person or location.

ICOMOS the International Council on Monuments and Sites.

Mana Whenua is described as a local tribe/s that have a special connection to the land, to the rivers and to the mountains of a particular area and is intertwined in their genealogy, their history and their own personal tribal stories. In Hamilton City there are five hapuu (sub-tribes) that have shared mana whenua status, namely; Ngaati Wairere, Ngaati Mahanga, Ngaati Hauaa, Ngati Tamainupoo and Ngaati Korokii Kahukura. These five hapuu settled the lands in and around Hamilton City both pre and post European settlement.

HERITAGE ADVISORY PANEL

Councillor Gordon Chesterman	Heritage Advisory Panel Chairperson
Councillor Martin Gallagher	Hamilton City Council representative
Councillor Lois Livingston	Waikato Regional Council representative
Ms. Robin Byron	Heritage New Zealand representative
Mr. Brian Squair	Waikato Property Council representative
Mr. Tom Roa	Waikato Tainui representative
Dr. Ann McEwan	Heritage Consultant
Ms. Wendy Turvey	Heritage Planning Expert
Ms. Laura Kellaway	Heritage Architect
Mr. Dave Pearson	Heritage Architect



Above: Photograph showing the Frankton Junction
Signal Box built in 1910 in its original location
Hamilton City Libraries - 09060

REFERENCES

Resource Management Act 1991— <http://www.legislation.govt.nz/act/public/1991/0069/latest/DLM230265.html>

Reserves Act 1977— <http://www.legislation.govt.nz/act/public/1977/0066/latest/DLM444305.html>

Waikato-Tainui Raupatu Claims (Waikato River) Settlement Act 2010—<http://www.legislation.govt.nz/act/public/2010/0024/latest/DLM1630002.html>

Heritage New Zealand Pouhere Taonga Act 2014— <http://www.legislation.govt.nz/act/public/2014/0026/latest/DLM4005414.html>

Waikato-Tainui Environmental Plan 2013 —http://www.wrrt.co.nz/wp-content/uploads/EBook_FINAL_EP_Plan_sp.pdf

Proposed Waikato Regional Policy Statement February 2013—http://www.waikatoregion.govt.nz/PageFiles/10522/2320314_RPS_Decisions_1_Feb_2013.pdf

Hamilton City District Plan 2014—<http://www.hamilton.govt.nz/our-council/council-publications/districtplans/Pages/default.aspx>

ICOMOS New Zealand Charter for the conservation of Places of Cultural Heritage Value 2010—http://www.icomos.org.nz/docs/NZ_Charter.pdf

Sustainable Management of Historic Heritage Guidance series—<http://www.heritage.org.nz/resources/sustainable-management-guides>



*Above: St Andrew's Presbyterian Church, at the corner of
Te Aroha Street and River Road built in 1913
Hamilton City Libraries - 01402.*

For more information, please contact

City Planning Unit
PH: 838 6699
E: planning@hcc.govt.nz

Find out more at: Hamilton.govt.nz

