

BEFORE THE HEARING PANEL

IN THE MATTER

of the Resource
Management Act 1991

AND

IN THE MATTER

Proposed Plan Change 9 to
the Operative Hamilton
City District Plan

AND

AND IN THE MATTER

Session 1 Historic Heritage
Areas

SUMMARY STATEMENT OF LYNETTE JOYCE WILLIAMS
ON BEHALF OF FRANKTON EAST RESIDENTS' GROUP – submitter 474
DATED 26 MAY 2023

INTRODUCTION

1. My full name is Lynette Joyce Williams.
2. My qualifications and experience are as set out in paragraphs 1 to 9 of my primary statement of evidence dated 28 April 2023 (**Primary Evidence**).
3. I reconfirm that I have read and am familiar with the Code of Conduct for Expert Witnesses in the Environment Court Practice Note 2023 and I agree to comply with it.
4. I have been engaged by the Frankton East residents' Group (FERG) who have specifically requested two Historic Heritage Areas (HHAs), one effectively being an extension to the proposed Marire-Parr-Taniwha HHA (now named Frankton East HHA), and a new HHA being Frankton Commercial HHA, to be defined by HCC.
5. My Primary Evidence has already been presented and this Final Statement is limited to rebuttal of points and issues raised by HCC and other submitters.

GENERAL MATTERS

6. I endorse the comments made in FERG's original submission (#474.1-474.3) regarding the criteria used for identifying Historic Heritage Areas; the criteria should be reviewed to better reflect historic values and the RMA definition of heritage.
7. I support the request by FERG (original submission) to have a more comprehensive evaluation of historic areas and that setting, context, and that structural elements such as historic utility buildings not visible from the public domain are appropriately recognised for their heritage value.

FRANKTON RESIDENTIAL HHA

8. I re-endorse Mr Knott's extension of the Frankton Residential HHA to include Wye Street, Torrington Avenue and more of Taniwha Street to provide a wider historic understanding and context to this part of Frankton. However, I reconfirm that there does need to be further research and refinement on the history to inform the statement, as the final proposed statement by Mr Knott is still light on historical research.

RESPONSE TO REBUTTAL SUBMISSION OF JEAN MARY DORRELL AND DAVID EDWIN WHYTE (DATED 9 MAY 2023)

9. I have read and considered the points raised by the submitters who I understand are not historians, planners, or heritage experts. In my view they have raised valid issues of a general nature for the panel to give consideration to.
10. As I have noted in my Primary evidence further research is needed to substantiate the proposed HHA. Ms Dorrell and Mr Whyte have undertaken historical research including on the Frankton East HHA and this could form the basis for more in-depth research by HCC.

11. The original submission of FERG commented on the Ellis and Burnand prefabrication factories in Hamilton and noted particular streets which were considered to be notable examples of housing (refer paragraphs 19-21). Similar statements were also made in the submission of Laura Kellaway, as a resident of Frankton East.
12. Ms Dorrell and Mr Whyte state that the houses in the proposed Frankton East HHA are not Ellis & Burnand prefabricated houses (refer paragraphs 110-124). As previously noted in my evidence, this supports the need for HCC to undertake further research on the history of the area and its houses, including the former state houses in Marire Street, to support the proposed historic area.

FRANKTON COMMERCIAL HHA

13. I agree that the information provided by HCC on the proposed HHA is limited but in my opinion both sides of the block of Commerce Street between Kent and High Streets does warrant consideration as an HHA.
14. This block is part of the initial foundation of the town as laid out by Thomas Jolly in 1877. Mr Knott has provided two maps with the proposed High Street to Kent Street option for the area.
15. I endorse Mr Knott's map of the Proposed Historic Heritage Area which includes part of High Street, which includes the two historic buildings on the eastern corner of Commerce and Kent Street. I reconfirm that I disagree, as per my previous evidence, with not including the Gosling Building on High Street. In my opinion the Gosling building at 62 High Street merits inclusion in the Historic Heritage Area.
16. In evidence, I recommended that consideration be given to at least one view shaft which is in direct line with Commerce Street and the historic railway road crossing at the west end of Commerce Street. I therefore disagree, in part, with Mr Knott's comments on sight lines.
17. The Frankton Neighbourhood Plan provides a basis for consideration of Frankton Commercial area as an HHA. Protection of the history of the Commerce Street area has been signalled to the community through this plan.

RESPONSE TO EVIDENCE BY DR ANN MCEWAN ON BEHALF OF K'AUTE PASIFIKA TRUST

Frankton Commercial [Commerce Street] HHA

18. Regarding mapping (*Paragraph 6*): The request of FERG was for the commercial area of Frankton to be assessed as an HHA, which would include working out the boundaries, based on robust historical research and heritage assessment.
19. I agree with Dr McEwan's statement about methodology and assessment criteria. I consider that it would be more appropriate to use the HCC heritage assessment criteria, or the Waikato Regional Policy Statement or the Heritage New Zealand assessment criteria – these would give a finer level of detail on which to base any

decision. I also agree in part, that the current level of detail for the proposed HHA needs to be more thorough and to be based on the history and heritage value of the area.

20. As per my previous evidence, and in agreement with Dr McEwan, the use of very broad development periods across all the city in the proposed HHAs is inappropriate. In my view these need to be made specific to each proposed HHA's significant period as determined by historical research. With regards to Frankton Commercial HHA, in my view it reflects Frankton's establishment as a separate settlement and then its further development as a suburb of Hamilton [as discussed in paragraphs 29-31 of my Primary evidence].
21. The proposed Commercial HHA buildings and the businesses therein reflect Frankton's commercial development, from 1910 - through the 1920s and 30s, with the addition of the Belgrave building reflecting its continued later development.

CONCLUSION

22. I affirm that further research needs to be undertaken, that the criteria for HHAs need to be improved and heritage valuing undertaken so that HHAs better represent an understanding of the history and stories represented within them, not based primarily on amenity and consistency.
23. I endorse the recommended extension of the Frankton Residential HHA to include Wye Street, Torrington Avenue and more of Taniwha Street, as a representative example of private residential housing of the 1920s and 1930s. However as commented by (Dorrell and Whyte) further research is by HCC is supported.
24. In my opinion the proposed Frankton Commercial [Commerce Street] HHA should be considered by the hearing panel, subject to further research, heritage valuing and refinement of the applicable criteria.

Dated this day of 26 May 2023.

Lynette J Williams