

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

IN THE MATTER Session 1 Historic Heritage Areas

**STATEMENT OF EVIDENCE OF – LYNETTE JOYCE WILLIAMS
ON BEHALF OF FRANKTON EAST RESIDENTS’ GROUP – submitter 474
DATED 28 April 2023**

INTRODUCTION

1. My full name is Lynette Joyce Williams. I am an historian and museum and heritage consultant and have worked in the Waikato region for the last 26 years. My area of expertise is Waikato and Hamilton history. I was Curator of History at Waikato Museum of Art and History from 1997 to 2003 and since then have been a self-employed consultant based in Hamilton, specialising in historic heritage research; historic building/structure research; museum collections assessments and exhibition curation; editing and proofreading archaeological reports; and writing articles on historical subjects.
2. I graduated Master of Arts (MA) 2nd Class Honours in Anthropology (Archaeology) in 1980 from the University of Auckland. I have held curatorial positions in Southland Museum & Art Gallery (1980-83), Canterbury Museum (1984-89) and Waikato Museum of Art & History (1997-2003); I was manager-curator of Porirua Museum (1992-1997).
3. In 2018 I was contracted by Hamilton City Council and provided *A Thematic Review of the History of Hamilton* as a technical report in 2021; this is the first substantial report on the history of Hamilton since 1976. It forms one of the resources available for Plan Change 9.
4. My other Hamilton-related work has included researching and writing the histories of Hamilton East and Hamilton West Cemeteries as part of a conservation report for Hamilton City Council, presented in 2013; researching and writing the histories for several individual buildings or structures in Hamilton, working with conservation architects Matthews & Matthews; this work included the Latter-Day Saints Temple, the Municipal Baths, St Peter's Cathedral and central Hamilton buildings. I have researched and produced reports for the New Zealand Historic Places Trust for several Hamilton buildings and sites. I have researched and written the history of Hockin House, for the Waikato Historical Society. I have written the Maori and early European history of Hamilton to inform archaeological projects for Grantham Street and the Hamilton Club, and the Pukete to Horotiu section of Te Ara walkway.
5. I have written historic overviews of central Rotorua, Whakatane, Otahuhu and Opotiki for the Historic Places Trust, Matthews & Matthews and the relevant councils; central Pukekohe for Auckland Council; the Waikato District for Waikato District Council; the Aotea-Kawhia Catchment for Waikato Regional Council, and researched historic structures within each of those areas. I have researched and written the histories of the Waitangi Treaty Grounds, Musick Point Memorial Radio Station and Waihi Railway Station. I have lectured on archaeology, Hamilton history, and local stories as seen through burials in Hamilton and Waikato cemeteries, and conducted tours in local cemeteries.
6. I have lived in Hamilton from 1952 to 1972 and from 1997 to the present. I am a resident and ratepayer of Hamilton.
7. I am a member of the Professional Historians' Association of New Zealand/Aotearoa.
8. I have been engaged by the Frankton East Residents Group who has submitted to Plan Change 9 as submission number 474.
9. My professional background allows me to offer particular insights to the request to define parts of residential and commercial areas of Frankton as Historic Heritage Areas; this background has informed this evidence. I bring relevant knowledge and experience in the area of historic heritage to these proceedings.

10. Although I am generally familiar with the area, I carried out site visits during March 2023 and subsequently.
11. I attended the expert conferencing Planning and Heritage Session 3 – Heritage and Planning on 17 March 2023 and signed the Joint Witness Statement (JWS) in relation to heritage and planning dated 17 March 2023.

CODE OF CONDUCT

12. I am familiar with the Code of Conduct for Expert Witnesses (Environment Court Practice Note 2023) and agree to comply with this code. The evidence I will present is within my area of expertise, except where I state that I am relying on information provided by another party. I have not knowingly omitted facts or information that might alter or detract from opinions I express.

SCOPE OF EVIDENCE

13. My scope is limited to: the PC9 HCC historical reports and the specific documentation for the proposed Maririe, Parr, Taniwha HHA now Frankton East HHA.
14. Reviewing the proposed Plan Change 9 (PC9) provisions did not form part of my brief from Frankton East Residents Group. As such, I have not reviewed the District Plan objectives, policies and rules proposed within Plan Change 9 and do not comment on the updated PC9 provisions in my evidence, except with respect to historic view shafts.
15. I have visited both the proposed HHAs for extended Marire, Parr and Taniwha Streets, and the Frankton Commercial on several days in March 2023.

EXECUTIVE SUMMARY

16. I support the expansion of the Frankton Marire Avenue, Parr Street and Taniwha Street HHA to include some additional properties on the east side of Taniwha Street, parts of Wye Street and Torrington Street as in my view this will provide a more appropriate extent for this 1920s and 30s private housing suburb of Frankton.
17. The change of name to “Frankton East HHA” is supported and better reflects the historical identity and history of the area as part of Frankton.
18. However, finer detailing of the contributing elements, buildings and structures is important as the area includes associated workshops. Historic fencing and other historic built landscape should be identified. Within the extent are buildings and structures that are modern, and it would be of value to owners to have identification along with guides.
19. I support the addition of the Frankton Commercial Area as an HHA in my view this will provide a more appropriate extent for the recognition and importance of Frankton as a town that contributed to the development of the city.
20. A minor extension to the extent is recommended and appended (Appendix 1) to include the former Gosling building on High Street. This would better represent the railway town as High Street was the main street and directly links to the railway.

21. In forming an extent, the Historic Heritage Area should include the railway and its associated 19th century archaeological sites.
22. View shafts have not been provided within the rule framework for historic heritage. This proposed HHA is an example where historic view shafts are significant, however are being built on currently. I recommend 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.
23. Finer detailing of the contributing elements, buildings and structures and sites is important as the area includes historic trees and archaeological sites. Historic landscape should be identified. Within the extent are buildings and structures that are modern, and it would be of value to owners to have identification along with guides.

BACKGROUND

24. The history of a place is not static but changes as the city grows and matures, and as new information is unveiled the history of a place needs to be reviewed and updated.
25. Historic heritage places are places of significance to people on account of historical, physical (i.e., technological, archaeological, architectural) and cultural values. Historic heritage is often referred to as cultural and historic heritage or simply 'historic places'. In simple terms, a heritage place is a place with a 'story' (the heritage values) about the interaction of people with the place. The definition of 'historic heritage' provided in the Resource Management Act 1991, includes historic areas that "*contribute to an understanding and appreciation of New Zealand's history and cultures*" deriving from archaeological, architectural, cultural, historic, scientific, or technological values.
26. The purpose of Plan Change 9 is for the identification and protection of both historic heritage, and natural environments. The identification of areas and sites subject to Plan Change 9 built heritage, historic heritage areas, archaeological and cultural sites and significant natural areas are of 'a matter of national significance' under s6 of the RMA, which is a qualifying matter as specified in subpart 6, National Policy Statement on Urban Development (NPS-UD). The rules and provisions proposed in Plan Change 9 are for the identification, recognition, protection and enhancement of these matters.
27. HHAs are included within the District Plan where they are representative of one of three Development Periods (Pioneer Development (1860 to 1889), Late Victorian and Edwardian and during and after inter-war growth (1890 to 1949), Early Post War Expansions (1950 to 1980) which are identified as having historic heritage significance to the development of the city and shows consistency with the physical and visual qualities that are representative of their identified Development Period.
28. Frankton was created by Thomas Jolly in December 1877 when he subdivided a small part of his 500-acre farm adjacent to the newly-opened North Island Main Trunk Line as small commercial and residential lots. Further subdivisions followed, particularly after Thomas Jolly's death in 1894, opening up the area for residential and commercial development.
29. Frankton was within Waipa County, becoming a town district in 1908, and then a borough in 1913, with its own autonomy. Frankton Borough merged with Hamilton Borough in April 1917 as Hamilton's 2nd Extension.

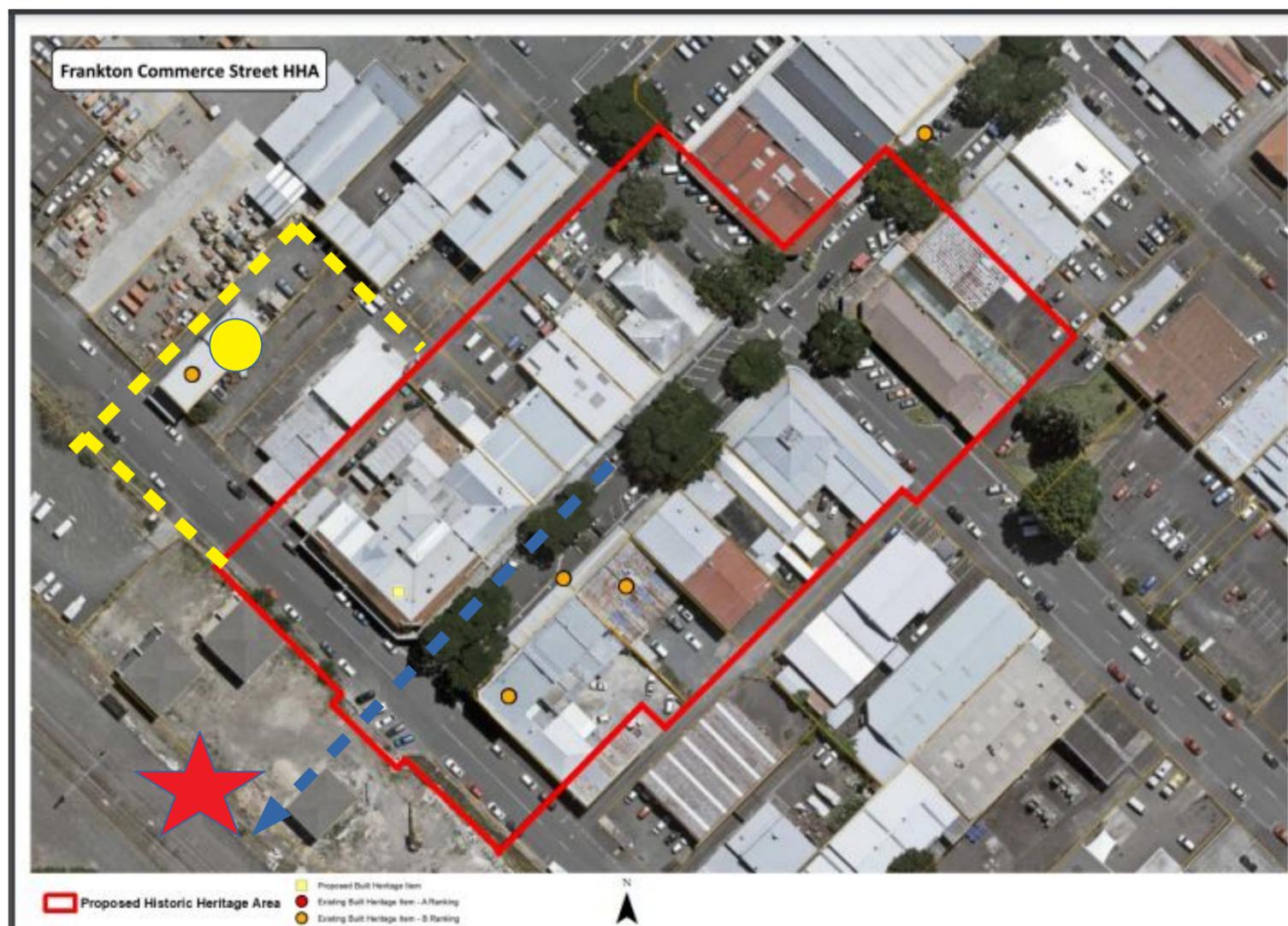
30. Based on my Thematic Review, I feel there are discrepancies in regards the summary histories of Frankton provided. I would recommend a peer review as these documents are supporting PC9. It is noted that some of the documentation is 'new' as there has been no substantial review of Hamilton's city history since 1976, however this makes it essential that there is a review.
31. For instance, the two towns component is not covered well, and the role of Frankton in its own right as one of the two boroughs that combined in 1917 to form the basis of the current Hamilton city. The summary histories should include the perspective of those areas which have been taken over from other counties. European settlement took place from 1864 in Frankton, although early housing and buildings pre-1900 have been lost. The mapping for the purposes of PC9 should show Frankton in the same colour as Hamilton West and East in my view as all three parts date from a similar period. This would also assist with other settlements within the city which date from that time such as Te Rapa and Ruakura.
32. I recommend a peer review of the summary histories and that the base PC9 Historic Heritage map is amended. Incorporation of the cultural layers of the places is also important, to be applied also to the proposed HHAs.

CONCLUSION

33. In my view, the background histories supporting the HHAs and Historic Heritage review provided a valuable resource however require peer review, to support understanding of themes and development periods, along with the history of Frankton.
34. The proposed Marire, Parr, Taniwha Streets HHA proposed by HCC provides a good representative example of housing from the period. The extension of the extents has provided a more appropriate extent in terms of historical values. The renaming of the proposed HHA to Frankton East HHA is appropriate and reflects the historic heritage of the place as part of Frankton.
35. In review of the submissions a new HHA, Frankton Commercial HHA, has been proposed for Frankton which encapsulates the historic heritage in my view.
36. A minor extension to the proposed extent of the Frankton Commercial HHA to include the High Street and former Gosling building, proposed for scheduling is recommended (see Appendix 1). This will better reflect the history of the area and associated historic heritage of the railway site and its archaeology.
37. Consideration of view shafts and an associated policy to retain the visual and physical links to the railway are important, however currently diminished from new building on the adjacent land and archaeological site. Protection of a view to the railway at the western end of Commerce Street and intersection with High Street is recommended.
38. The proposed two Frankton Historic Heritage Areas support the two representative development periods from the 1870s to 1940s.

Lynette Joyce Williams
28 April 2023

Appendix 1 –



Recommended extent to proposed area and to include:

-  Former Gosling Building High Street



View shaft 
Extended boundary

 Archaeological site