

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 NIALL BAKER - Submitter 199.9

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 Mr Niall Baker who has submitted to Plan Change 9 that he "*seeks the inclusion of a Fairview Downs HHA*" on the grounds that the Fairview Downs area has "*a reasonably contiguous area that typifies the development patterns, site and street appearance, and architecture of large scale private residential construction companies from the mid-1960s and 1970s*". His submission number is 199.9.

9. My professional background allows me to offer particular insights to the request to define Fairview Downs as a Historic Heritage Area, and these have 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 to Fairview Downs on 4 April 2023 and subsequently. My report on the social and land history of the locality is dated 28 April 2023 and is set out at **Attachment 1** to my evidence.
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 although I note this is a Council hearing, 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 evidence will cover the following matters:
 - a) the history of the subdivisions in Fairview Downs
 - b) key figures associated with the subdivisions of Fairview Downs.
14. I have not undertaken an assessment of the houses but this is provided by Laura Kellaway.
15. I have undertaken an historical study of the Fairview Downs area which will form the basis for supporting the proposal to have Fairview Downs deemed an Historic Heritage Area.
16. This historical study will assist with the identification of Fairview Downs as an Historic Heritage Area and further consideration under the criteria for protection under the Plan Change. My research provides an overview of what makes up Fairview Downs's heritage.
17. My research is not a comprehensive examination at the history of the area but covers key points of the land history, subdivision history and key historical figures. This information is crucial as the first step in the process to understand and identify, protect, and manage the city's historic heritage and relevantly, within the area of Fairview Downs.
18. The area of Fairview Downs has the potential to be protected in the District Plan following further detailed individual assessment to ensure that this place meet the criteria for protection.
19. I have provided historical evidence for the preliminary Assessment Report undertaken by Laura Kellaway.
20. Reviewing the proposed Plan Change 9 (PC9) provisions did not form part of my brief from Mr Baker. 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.

EXECUTIVE SUMMARY

21. Fairview Downs is situated in north-eastern Hamilton. It is accessed from Tramway Road, Powells Road and Wairere Drive and is bounded on three sides by rural land, some of which is undergoing subdivision. The proposed HHA includes only the earlier parts of the suburb relating to Hamilton's 7th and 8th Extensions –see Attachment 1. It excludes purpose-built retail outlets.
22. There are approximately 460 houses within the proposed HHA; there are a few small businesses operating from houses. The houses within the proposed HHA include two older farmhouses dating from the 1920s and 1930s, but nearly all date from the mid 1960s through to 1975.
23. Fairview Downs is a significant example of the undertakings of large scale private residential construction companies from the mid-1960s and 1970s.
24. This statement defines the extent as a substantial portion of Fairview Downs. It includes houses on both sides of the main streets of Northolt Road, Fairview Street and Raymond Street, some in part only, and the streets within that area.
25. In my professional opinion, based on the research undertaken, the area of Fairview Downs:
 - a) falls under the identified Development Period: *Early Post War Expansions (1950 to 1980)* as proposed by Mr Knott and is representative of a Heritage Theme which has historic heritage significance to the development of the city.
 - b) It has a substantial number of original dwellings of the period.
 - c) It has historical significance for the development of the city of Hamilton. It has particular significance for the development of the north-eastern area of Hamilton as it expanded into Waikato County/District farmland.
 - d) The 1950s to 1970s subdivisions are still clearly identifiable and reflect a distinctive part of Hamilton's architectural heritage as the residential lots were built on.
 - e) One house, at 11 Powells Road, within the proposed HHA relates to the earlier farming period of the suburb.

BACKGROUND

26. 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.
27. 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.
28. 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.

29. 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.
30. As part of my report, I recommend that additional evaluation be carried out in Fairview Downs, focusing on the area's architectural and historic value to the city against the criteria for HHAs.

HISTORICAL STUDY FOR FAIRVIEW DOWNS

31. As the historian for the preliminary assessment of proposed Fairview Downs HHA, in my view the specific histories of Fairview Downs and its housing represent a significant part of the history of Hamilton.
32. Fairview Downs exhibits the development undertaken by large scale private residential construction companies from the mid-1960s and 1970s.
33. Fairview Downs was within Waikato County until being taken into Hamilton City as part of the 7th and 8th Extensions. The part of the suburb that is part of Hamilton's 9th Extension is not considered part of the proposed HHA.
34. Subdivisions relevant to the Fairview Downs history began in 1920 and 1922 when Walter Chitty and Louisa Powell respectively undertook the first subdivisions of their large farms and sold off parcels of land.
35. In 1922 Louisa Powell subdivided the eastern side of Tramway Road into 24 residential-sized parcels, foreseeing the extension of Claudelands to the north-east.
36. Subsequent subdivisions into smaller and smaller parcels by Powell, Chitty and later owners took place over the next few decades, with most of the land still being farmed. New roads were created, initially Powells Road and Alderson Road, these being extended as necessary to provide access to new land parcels.
37. In October 1956 Hamilton real estate agent Donald M Mackenzie subdivided the western end of Powells Road into 11 residential lots and in December 1961 he subdivided the land between those lots and the Ruakura Research Station boundary into 36 lots of approximately quarter acres, and created St Kilda Place, part of Hendon Road and Northolt Road, and Castor Street.
38. From 1963 through to 1971 similar subdivisions south of Powells Road were undertaken by owners Peter A Koppens, Tudor Homes, RB Lugton Limited, Colin Yule and Lynbrae Lands Limited.
39. On the north side of Powells Road but south of Alderson Road a similar pattern of subdivision occurred from 1957 to 1969 undertaken by owners Betley Farm Limited, creating as many as 81 residential lots in one subdivision. These subdivisions created Fairview Street, Sadler Street, Raymond Street, Erika Place and Thorpe Street.

40. From 1969 to 1974 most of this land was purchased by Peerless Homes Limited, owned by Hamiltonians Steel and Paterson.
41. To the north of Alderson Road, on what was Allotment 202, Peerless Homes Limited acquired further land on both sides of Fairview Street, Betley Crescent, the western end of Radiata and Rutland Streets and Smart Place.
42. Examination of Certificates of Title shows that within each subdivision the lots were built on and sold within a few years. The exception to this is the north side of Powells Road between Alderson and Raymond Streets that remained as grazed paddocks for stock until at least 1975.
43. The range of occupations of land owners throughout the suburb included manual workers, tradesmen, railway workers, clerical workers, market gardeners and farmers.
44. During this 1960s-70s period Fairview Downs stood apart from the main urban area, projecting into farmland on three sides, with Ruakura Agricultural Research Station on the south side and Chedworth Park Farms (H Webb) to the north-east.
45. The location of Fairview Downs on the periphery of Hamilton made it a place reliant on public transport and a dependence on the private motor car for residents wanting to visit central Hamilton.
46. The attachment many Fairview Downs residents feel for their suburb is reflected in the further submission by Deborah Fisher, not just with her own evidence but in organising and submitting to council a petition signed by almost 200 residents. This has been echoed in conversations with current and former residents within the last few weeks; many people feel a strong sense of community.
47. The location of Fairview Downs within a rural setting made it a desirable place to live; its separation from more-connected suburbs to the west created a sense of community and autonomy amongst residents.

CONCLUSION

48. In my view the specific history of Fairview Downs, its housing and its association with the rural farming community on the outskirts of Hamilton represent significant aspects of the history of Hamilton.
49. This historical study increases the understanding and appreciation of the heritage value of Fairview Downs and its significance to the history of Hamilton, and a re-assessment of Fairview Downs should be undertaken based on the revised assessment methodology set out by Mr Richard Knott in his Addendum - Hamilton City Historic Heritage Area Assessment, dated 6th March 2023.
50. The revision of criteria from the original themes to development periods is supported in principle however in my view as a historian the large development band of 1890s to 1940s is considered too wide in time and development as evidenced in my Thematic Study, and should be divided into two bands that more accurately represent Hamilton's development.
51. For the Fairview Downs proposed Historic Heritage Area, it is my view that this is representative of the early post war expansion (1950s-1970s) period; of comprehensive state housing schemes and control by the State Advances Corporation in part; the construction

company era (1960s-1975); and the dominance of the private car and changing suburban form (1960s-1975).

Lynette Joyce Williams
28 April 2023

Attachment 1 – HISTORICAL STUDY ON FAIRVIEW DOWNS

Attachment 1

HISTORICAL STUDY OF FAIRVIEW DOWNS

Lynette Williams

For Niall Baker

April 2023

HISTORICAL STUDY OF FAIRVIEW DOWNS

Land history

The land in this area was owned and occupied by Ngati Wairere prior to the confiscations in 1864 under the New Zealand Settlements Act 1863. The land within the proposed Historic Heritage Area (HHA) was surveyed in 1865, mostly into 50-acre parcels to be allocated to militiamen of the members of the 4th Waikato Regiment. An exception was Allotment 201 which was just over 116 acres. The proposed HHA comprises most of Allotment 201 and the eastern part of Allotment 202; it excludes Wairere Drive and the land to its west.

Today, Allotment 201 is bounded by Alderson Road, Tramway Road, the Ruakura Agricultural Research Station and the western part of Reeves Close. Allotment 202, of 50 acres, extended from Carrs Road to Alderson Road, on the east side of Tramway Road. The part of Allotment 202 included in the proposed HHA encompasses parts of Fairview, Radiata and Rutland Streets, and Smart Place.

In 1881 the Waikato (later New Zealand) Land Association (NZLA) purchased Allotment 201, incorporating it into its extensive estate. The association dug deep drains across their estate to drain the swamp land. One of these drains in Raymond Park is recorded as archaeological site S14/334.

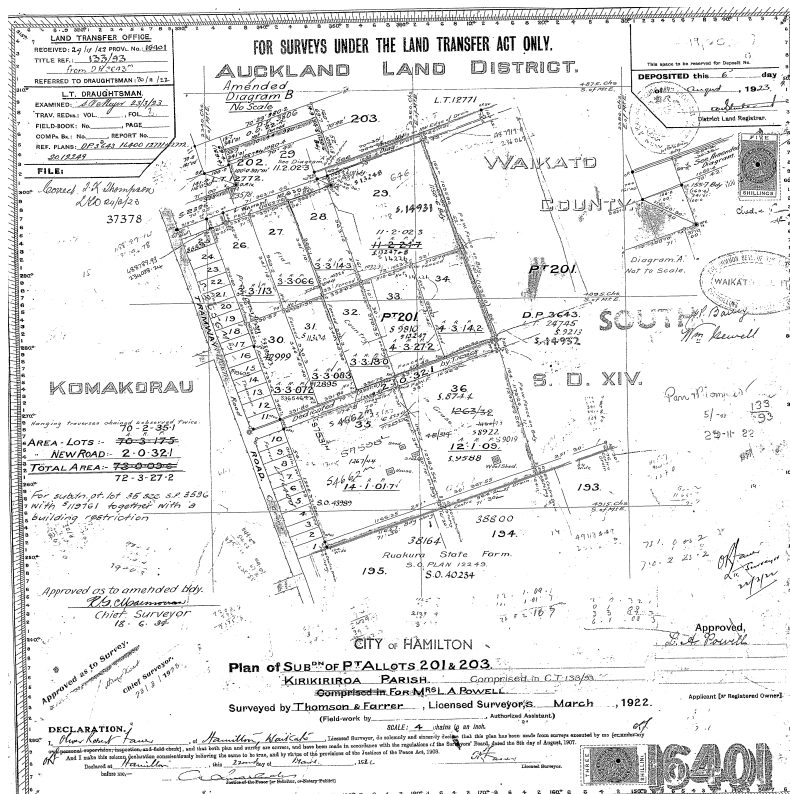
By 1920, Allotments 201 and 202, plus land further east, belonged to two land owners, Louisa Powell and Walter Chitty respectively. They each began re-surveying, subdividing Allotments 201 and 202 plus their land further east, into different configurations, selling off parcels but retaining some to farm themselves. Alderson Road and an historic drain form the boundary between Allotments 201 and 202.

The land was within Waikato County Council until taken into Hamilton City as part of its 7th and 8th Extensions in April 1959 and April 1962, respectively. Further land that is also now part of Fairview Downs was taken into Hamilton City as part of its 9th Extension in November 1977.

Allotment 201

Louisa Powell's first subdivision, in March 1922, was along Tramway Road; this entailed creating 24 residential-sized parcels of just over a quarter acre, and the western ends of Powells and Alderson Roads. At this time it was becoming apparent that Claudelands, which had been incorporated into Hamilton Borough a few years earlier, was spreading north, and Louisa Powell was looking to future investment possibilities. However, only one lot was sold individually by her, the rest being amalgamated by the purchasers of the adjacent land when Powell undertook further subdivisions.

From March 1922 Powell subdivided Allotment 201 and the allotments to the east into parcels of approximately four and five acres, with three larger parcels of 11½, 12¼ and 14¼ acres. A survey plan (DP 16401) shows buildings on the two largest parcels: a house, shed, stables and woolshed. It is presumed that these were her farm buildings and dwelling. (They would be situated between what are now Northolt and Hendon Roads and their sites constitute archaeological sites.) The northern and southern boundaries follow the lines of NZLA drains. The western ends of Powells and Alderson Roads were included in the survey.



DP 16401, surveyed in March 1922, shows owner Louisa Powell's subdivision of the western part of Allotment 201 into ten parcels. A house and farm buildings are shown in Lots 35 and 36. Alderson Road lies along the northern boundary.

In 1923 Louisa Powell's son Percy acquired Lot 30 on the north side of Powells Road, almost four acres. In 1933 Lots 26-29, 31-34 and most of the residential lots on Tramway Road between Powells and Alderson Roads were acquired by Henry and Kathleen Crooks.

The Crooks' house at 11 Powells Road is the oldest remaining in the proposed HHA and probably dates from their purchase of the property. Henry and Kathleen Crooks acquired title SA646/249 in September 1933. They were dairy farmers, with a Jersey herd.

In July 1933, Louisa Powell subdivided 133 acres to the east, which included the remaining part of Allotment 201 and the adjacent Allotments 198 and 200, into new parcels ranging in size from 19 to 39 acres. The Crooks acquired the parcel adjoining their land to the west in 1933; William S. Strange a large parcel that included the remaining part of Allotment 201 on the north side of Powells Road; Harry Cole the remaining part of Allotment 201 south of Powells Road, also in 1933; Percy Powell acquired a 27-acre parcel within Allotment 198, south of Powells Road, in 1934. Further subdivisions occurred of the allotments still further east, with changes of ownership including to son Stan Powell.

From 1950 to 1956 Cole on-sold most of the Tramway Road lots, to various people. In August 1956 he sold the eastern 33 acres of Allotment 201 to Colin T Yule, and in September 1956 the remaining Lot 35 DP 16401 plus Lot 5 DP 16400 on Tramway Rd to Donald M MacKenzie (SA1267/43 and 44). MacKenzie had the south side of Powells Rd surveyed into 11 residential lots of approximately a quarter-acre each, in 1956; one lot became Crown Land and a space was left to accommodate St Kilda Place. MacKenzie was a Hamilton land agent. During 1957, 1959 and 1962 eight lots were sold; Lots 1 and 2 became Wairere Drive.

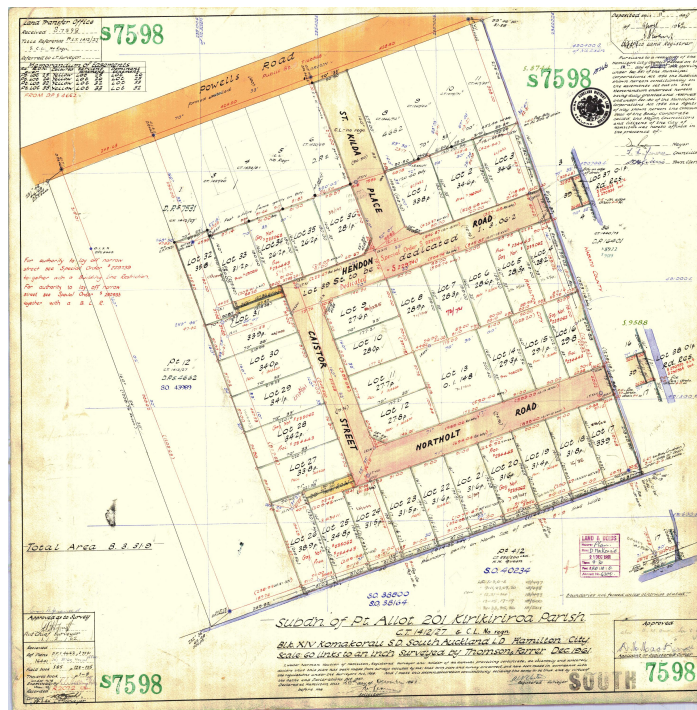


DP 24745 surveyed in July 1933 shows the remaining part of Allotment 201 as being within the new Lots 1, 2 and 4. Ownership of these lots passed to Crooks, Strange and Cole.



Don MacKenzie's first subdivision, along the south side of Powells Rd was surveyed in October 1956 as DPS 4662.

Mackenzie's second subdivision was undertaken in 1961 (DPS 7598). This created 36 lots from 26.2 to 39.8p, St Kilda Place, part of Hendon Road and Northolt Road, and Castor Street.



Don MacKenzie's second subdivision, between Powells Rd and Ruakura Research Station, was surveyed in December 1961 as DPS 7598.

The land to the east of MacKenzie's land was purchased by Peter A. Koppens. He undertook three subdivisions from Powells Road to the Ruakura boundary, in three stages in 1963 and 1964. These continued Hendon Road and Northolt Road to the east. A pedestrian accessway was created from Powells Road through to Northolt Road. This subdivision created 58 sections and also introduced rear sections with right-of-way access.

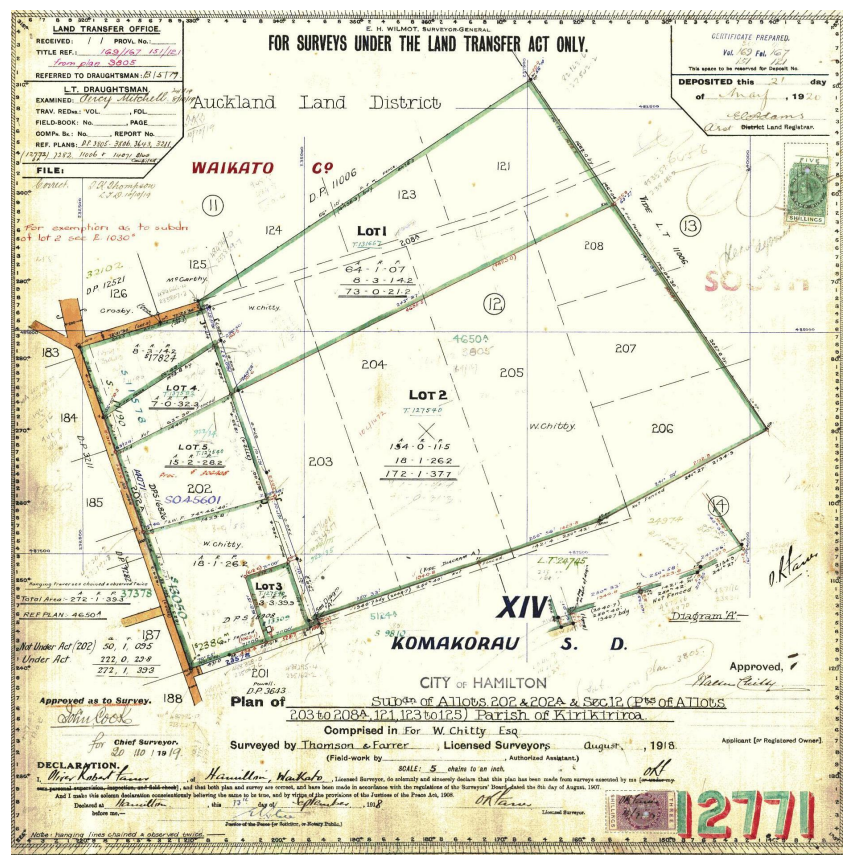
These subdivisions established a pattern from the late 1950s through to 1971: the various owners –Tudor Homes, RB Lugton Limited, Colin Yule and Lynbrae Lands Limited – subdivided further parcels of Allotment 201 south of Powells Road into smaller parcels and then into quarter-acre sections. One parcel was set aside as recreation reserve and other parcels were required for the continuance of Hendon and Northolt Roads (DPS 15061).

To the north of Powells Road (south of Alderson Road), a similar pattern of sequential subdivision took place. After Henry Crook's death in 1947, Kathleen began to subdivide and sell off portions of their farm, from 1950 to 1954. After a few transactions, in 1957 Betley Farm Limited, directors HG Hall and Eric D. Rex, acquired the Crooks' farm, and from 1965 began subdividing along the north side of Powells Rd; this created the south ends of Alderson Road and Raymond Street.

In May-July 1966 Betley Farm Ltd subdivided both sides of Fairview Street and Betley Crescent, between Alderson and Powells Road, to create 81 residential lots from 24 to 35.4p each, where the few larger sections were accessed by rights of way. (Area L on map). This land was acquired by Peerless Homes in 1969.

Allotment 202

In 1918 Walter Chitty, who was already well-established in the area as a prominent farmer, began subdividing in 1920, with a survey that amalgamated the allotments to the east and small parts of allotments on their northern boundaries, following the line of an old NZLA drain. The northern boundary of Allotment 202 is Carrs Road. Chitty sold off most of this land but retained Lot 2 DP 12771; this was 172 acres and was bounded by Tramway Road and what became Alderson Road. Only the western part of this parcel is part of the HHA: it encompasses parts of Fairview, Radiata and Rutland Streets, and Smart Place.



Chitty's proposed subdivision of Allotments 202, 202A and Section 12 (Pts of Allotments 203 to 208A, 121, 123 to 125), surveyed in August 1918. Carrs Road and Tramway Road are shown as brown lines. Each of Lots 1, 2, 4 and 5, delineated in green, have their western boundaries on Tramway Road. The small Lot 3 of nearly four acres has access to Alderson Road. Allotment 202A is a narrow strip 50 links wide along the eastern side of Tramway Road.

As can be seen from the subdivisional plans and associated Certificates of Title, the suburb was created in a very few years. One of the main owners was the Hamilton construction firm, Peerless Homes Limited. The 1950s to 1970s subdivisions are still clearly identifiable and reflect a distinctive part of Hamilton's architectural heritage as the residential lots were built on.

During this 1960s-70s period Fairview Downs stood apart from the main urban area, projecting into farmland on three sides, with Ruakura Agricultural Research Station on the south side and Chedworth Park Farms (H Webb) to the north-east. One block on the north side of Powells Road remained as grazing land through to the mid-1970s. Residents had to rely on bicycle, public transport and private motor cars to get to their places of work and schools.