

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 PETER WERE SUBMITTER 96

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.

SUMMARY STATEMENT

4. I refer the Hearing Panel to my Statement of Evidence dated 28 April 2023.
5. Reviewing the proposed Plan Change 9 (PC9) provisions did not form part of my brief from Mr Were. 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.
6. I have not undertaken an assessment of the houses in Queens Avenue and adjacent streets but this is provided by Ms Kellaway.
7. I have undertaken an historical study of the Queens Avenue area and surrounds which can inform the assessment of Queens Avenue as a proposed Historic Heritage Area.
8. 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 the first step in the process to understand and identify, protect, and manage the city's historic heritage and relevantly, within the area of Queens Avenue.
9. Queens Avenue was formed and the adjacent properties subdivided when the land was part of the Town of Frankton and owned by members of the Jolly family. Frankton was established by Thomas Jolly in 1877 and named after his eldest son, Frances [Frank]. The subsequent development of Frankton as a town, separate from Hamilton, is closely entwined with the history of the Jolly family. Frank Jolly was chairman of the Frankton Town Board or mayor of the Frankton Borough Council from 1908 until 1917; Thomas [Tom] Jolly (junior) was also on the Frankton Town Board and Borough Council.
10. Subdivisions relevant to the Queens Avenue history began in 1906 when Thomas Jolly's widow, Mary, had the south-eastern end of the Jolly estate between the railway junction and Rotoroa (Hamilton Lake), approximately 68 acres, surveyed into large lots.
11. In 1908-1910 Frank Jolly built a substantial two-storey house, named Windermere, on Frankton Hill overlooking the lake to the south and Frankton to the north. This property is now 39 Queens Avenue and is scheduled as H24 in the ODP.
12. From 1913 Mary Jolly, her sons and daughters subdivided the land, with most of the parcels being small residential lots having frontages to the newly-created Queens Avenue.

13. Mary Jolly and her two unmarried daughters lived on the Lake Road end of the estate; Frank in Windermere in the central area; Tom Jolly in a substantial house above Joffre Street; Alice Beale (nee Jolly) lived on the estate on Lake Road.
14. Examination of Certificates of Title shows that within each of the Jolly family subdivisions the lots were sold within a few years.
15. The location of Queens Avenue close to the commercial areas of Hamilton and Frankton, and to the light-industrial area of Frankton, made it a desirable place to live.

CONCLUSION

16. In my professional opinion, based on the research undertaken, and Primary evidence, the area of Queens Avenue:
 - a) falls under the identified Development Period: *before WWI and between the two World Wars* 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 local historical significance for the city of Hamilton. It has particular significance for the development of the town of Frankton as the “dress circle” because of its elevated position.
 - d) The association of the Queens Avenue subdivisions from 1906 to 1921 with the Jolly Estate are a significant part of Hamilton’s history.
 - e) The 1906 to 1921 subdivisions, and a few more recent subdivisions by others, are still clearly identifiable and reflect a distinctive part of Hamilton’s architectural heritage as the residential lots were built on.
 - f) The proposed Historic Heritage Area includes Windermere (HNZ List 5300, HCC Schedule H24) and houses originally located at the rear of the street-front houses and both layers are included in the historic area.
17. Mr Knott has advised that Queens Avenue would not be representative of the Late Victorian and Edwardian and during and after inter-war growth (1890 to 1949) Development Period. I confirm that in my view a significant proportion of Queens Avenue **is** representative of the Late Victorian and Edwardian and during and after inter-war growth (1890 to 1949) Development Period.
18. I recommend that additional evaluation be carried out in Queens Avenue, focusing on the area’s architectural and historic value to the city against the criteria for HHAs.
19. The area of Queens Avenue has the potential to be protected in the District Plan following further detailed assessment to ensure that this place meets the criteria for protection.

Lynette Joyce Williams
26 May 2023