

**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

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**STATEMENT OF EVIDENCE OF – LYNETTE JOYCE WILLIAMS**

**ON BEHALF OF PETER WERE - Submitter 96**

**DATED 28 April 2023**

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## 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) 2<sup>nd</sup> 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 Peter Were who has submitted to Plan Change 9 that "*all properties on Queens Ave 1 - 100 inclusive comprising pre-1940 housing stock be deemed part of a Heritage Character/ Historic Heritage Area*". His submission number is 96.
9. My professional background allows me to offer particular insights to the request to define Queens Avenue as an Historic Heritage Area, which 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 Queens Avenue on 3 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 along Queens Avenue
  - b) key figures associated with the subdivisions and prominent residents of Queens Avenue.
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 Queens Avenue area and surrounds which will form the basis for supporting the proposal to have Queens Avenue deemed an Historic Heritage Area.
16. This historical study will assist with the identification of Queens Avenue 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 Queens Avenue'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 Queens Avenue.
18. The area of Queens Avenue 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. I have viewed the street on a number of occasions and undertook a site visit on 3 April to confirm my impressions of the street. I have undertaken social histories of people associated with this street and the Town of Frankton.
20. 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.

## EXECUTIVE SUMMARY

21. Queens Avenue is situated in eastern Frankton on what is known colloquially as “Frankton Hill”. It connects two main thoroughfares, Lake Road and Killarney Road and itself forms a main thoroughfare. The proposed HHA does not include that part of Queens Avenue that extends to the south of Killarney Road. There are three short cul-de-sacs accessed from Queens Avenue, and Hamilton railway station is accessed via Fraser Street, also a no-exit road, which opens off Queens Avenue.
22. There are 41 houses within the proposed HHA; one is occupied by a business. The houses within the proposed HHA date from the substantial Windermere, built in 1908-1910, through to the late 1930s.
23. This assessment defines the extent as a substantial portion of Queens Avenue.
24. In my professional opinion, based on the research undertaken, 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 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.

## BACKGROUND

25. 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.
26. 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.
27. 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.

28. 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.
29. As part of my report, 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.

## **HISTORICAL STUDY FOR QUEENS AVENUE**

30. As the historian for the preliminary assessment of Queens Avenue HHA, in my view the specific histories of Queens Avenue, its housing and its association with the Jolly family represent a significant part of the history of Hamilton.
31. 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.
32. 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 2<sup>nd</sup> Extension.
33. For several decades the Jolly family were in the forefront of Hamilton and Frankton social life, engaged in church activities, sports, philanthropy and entertainments; Frank Jolly was chairman or mayor of the Frankton Town Board or Borough Council (respectively) from 1908 until 1917; Tom Jolly (junior) was also on the Frankton Town Board and Borough Council.
34. 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.
35. Mary Jolly retained some of this land but transferred ownership (some on her death in 1914) to her sons and daughters.
36. In 1908-1910 Frank Jolly, after whom Frankton was named, 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.
37. 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.
38. Examination of Certificates of Title shows that within each subdivision the lots were sold within a few years.

39. 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. These were all elevated sites commanding views over Frankton and towards the lake.
40. Some of the occupants of the new houses were prominent Hamiltonians; these included Charles Lambeth, architect; Henry Young, Stipendiary Magistrate; Edward Valintine, proprietor of a motor company; and Charles Vautier, architect.
41. The range of occupations of land owners throughout the street included manual workers, tradesmen, railway workers, clerical workers and farmers.
42. 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**

43. In my view the specific histories of Queens Avenue, its housing and its association with the Jolly family represent a significant part of the history of Hamilton.
44. The historical study undertaken shows that the land surrounding Queens Avenue was surveyed into residential-sized lots within a very short period, from 1913 to 1921 and is a reflection of the growth of both Frankton and Hamilton as separate and then joint boroughs.
45. This historical study increases the understanding and appreciation of the heritage value of Queens Avenue and its significance to the history of Frankton and Hamilton, and a re-assessment of Queens Avenue 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 6<sup>th</sup> March 2023.
46. 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. 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.
47. The revision of criteria from the original themes to development period is supported in principle however in my view as a Hamilton 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.

**Lynette Joyce Williams**  
**28 April 2023**

## **Attachment 1 – HISTORICAL STUDY ON QUEENS AVENUE**

## **APPENDIX 1**

### **Queens Avenue Historical Study (Preliminary)**

**Lynette Williams**

**For Peter Were, 98 Queens Avenue**

**April 2023**



# **Queens Avenue Historical Study (Preliminary)**

**Lynette Williams**

**For Peter Were, 98 Queens Avenue**

## **Land History**

The area adjacent to the natural lake, Rotoroa, was within the rohe of hapu of Waikato iwi, the lake forming a major resource for food and technological resources such as raupo and flax. After the land confiscations of 1864, the area that now forms Queens Avenue was the southern part of the military grant to Major Jackson Keddell, who sold his land to a new immigrant, Thomas Jolly, in 1867. The land adjoined the Town of Hamilton West and extended north of Rotoroa (Hamilton Lake) to the Waitawhiriwhiri Stream.

Jolly drained the swampy areas and developed the land, some 500 acres, into crops and pasture for sheep and cattle.

The Jolly name became synonymous with Frankton, after Thomas Jolly subdivided the land adjacent to the railway station in December 1877 into small residential and commercial lots and named the intended new town Frankton after his eldest child, Francis (Frank).

Frankton was within Waipa County. After Frankton became a town district in 1908, and then a borough in 1913, with its own autonomy, Frankton became more prosperous. Frankton merged with Hamilton Borough in April 1917 as Hamilton's 2<sup>nd</sup> Extension. Frank and Thomas (junior) Jolly were both members of the Frankton Town Board and/or the Frankton Borough Council from January 1908 intermittently until March 1917, with Frank serving as chairman and mayor for over seven years. The family undertook many subdivisions over the decades, including those of Queens Avenue and its surrounds.

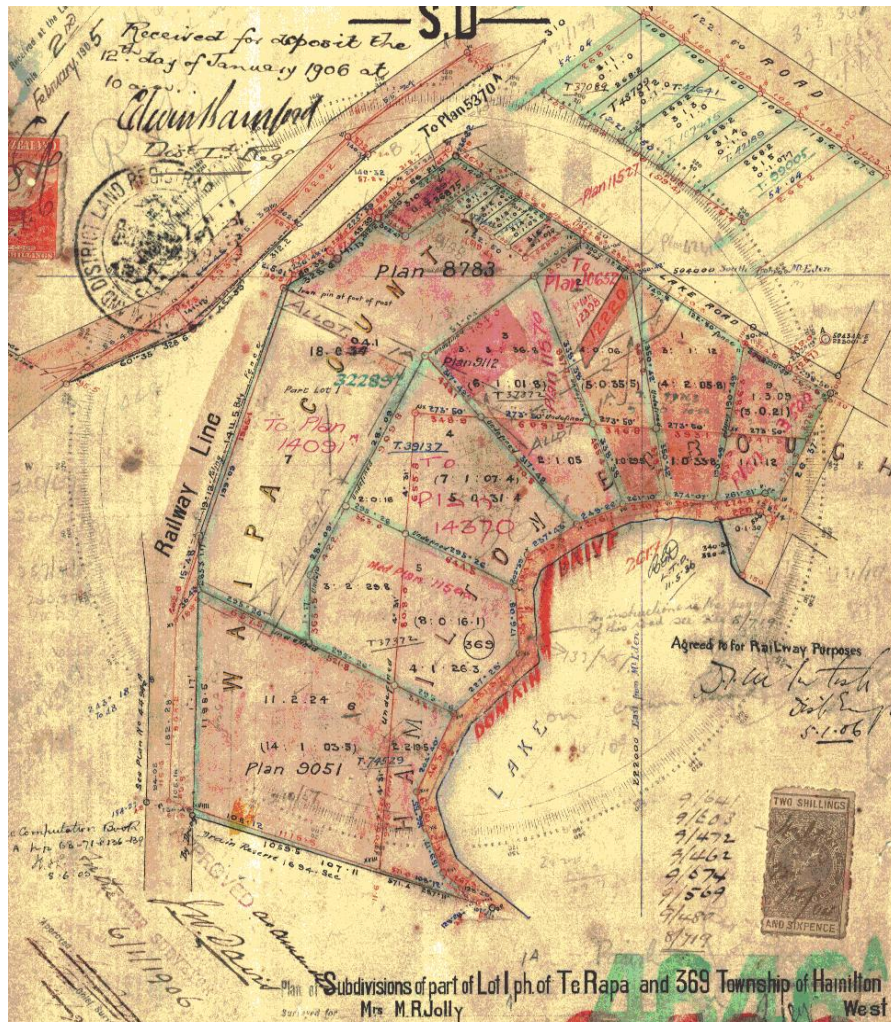
For several decades the Jolly family were in the forefront of Hamilton and Frankton social life, engaged in church activities, sports and entertainments. Elizabeth (Bessie) Jolly, Frank Jolly's wife, was the first president of the Hamilton Branch of the Plunket Society when she was mayoress of Frankton; she bequeathed land to the Plunket Society on her death in 1930. Kate Jolly married a prominent surveyor, Henry Biggs.

The first European house in this vicinity was built by Thomas Jolly in the late 1860s, on the slope facing the lake. The family shifted to Commerce Street in the new Frankton township. The original house burnt down in 1888 but its site is one of a number of archaeological sites.

After Thomas Jolly's death in 1894, ownership of the land passed to his widow, Mary Ridout Jolly. She began subdividing the south-eastern end of her property in 1906 (DP 3493), roughly 68 acres. As well as small parcels along Lake Road to individuals, she transferred ownership of large areas of the land between the lake and the railway junction to her sons

and daughters: Francis (Frank) Jolly, Thomas (Tom) Jolly, Alice Beale, Kate Biggs, Constance Jolly and Edith Jolly. These parcels were all around Queens Avenue – Lake Road.

In 1913 Mary Jolly applied to the Frankton Borough Council for the council to take over the new streets she had created.<sup>1</sup> In 1914 Alice Beale applied to have Queens Avenue extended at the Killarney Road end.<sup>2</sup>



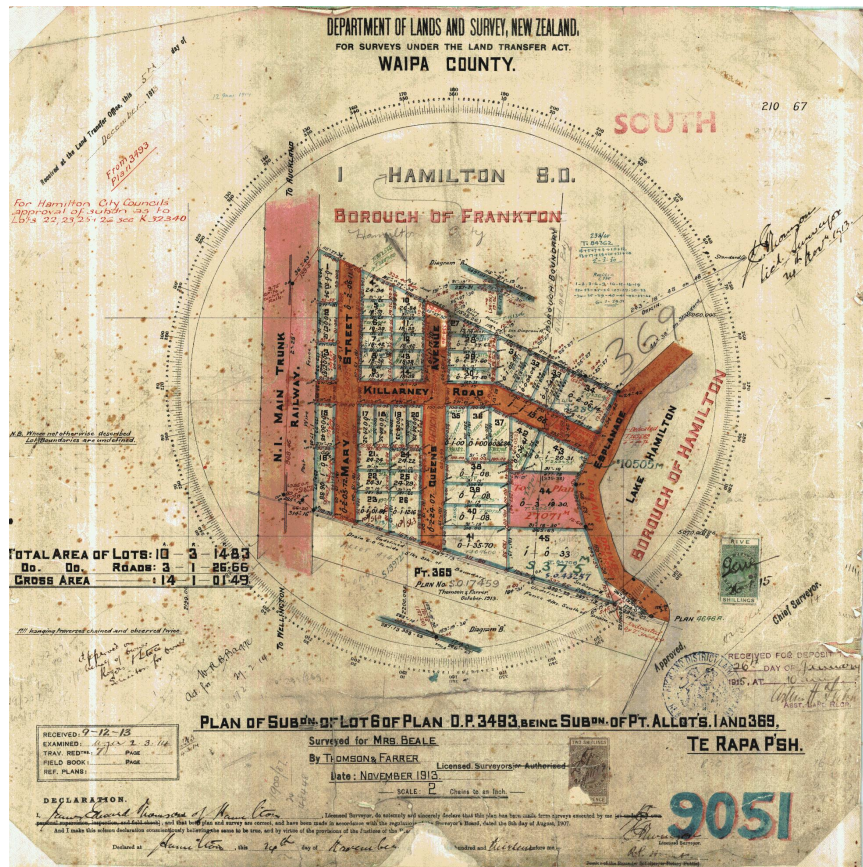
DP 3493 (cropped) surveyed in 1906 for Mary Jolly. Queens Avenue has been partially sketched in at a later date; Lake Road forms the north-eastern boundary of the subdivision (pink areas). Note that a few small residential-sized lots were created on Lake Road.

During 1908-10 Frank Jolly built a substantial dwelling, Windermere, on his approximately six acres; the house overlooks the lake but is accessed from Queens Avenue and is a landmark visible from much of Frankton. The house is on Heritage New Zealand's List (no.5300) and is scheduled under the Operative District Plan as H24. Frank's brother Tom built "Lakeside", also accessed from Queens Avenue; it has been demolished. In the early 1900s the two unmarried sisters and Mary Jolly lived in wooden villas overlooking Queens Avenue and Lake Road.

<sup>1</sup> *Waikato Argus* 9 August 1913

<sup>2</sup> FBC Minutes 12/5/14

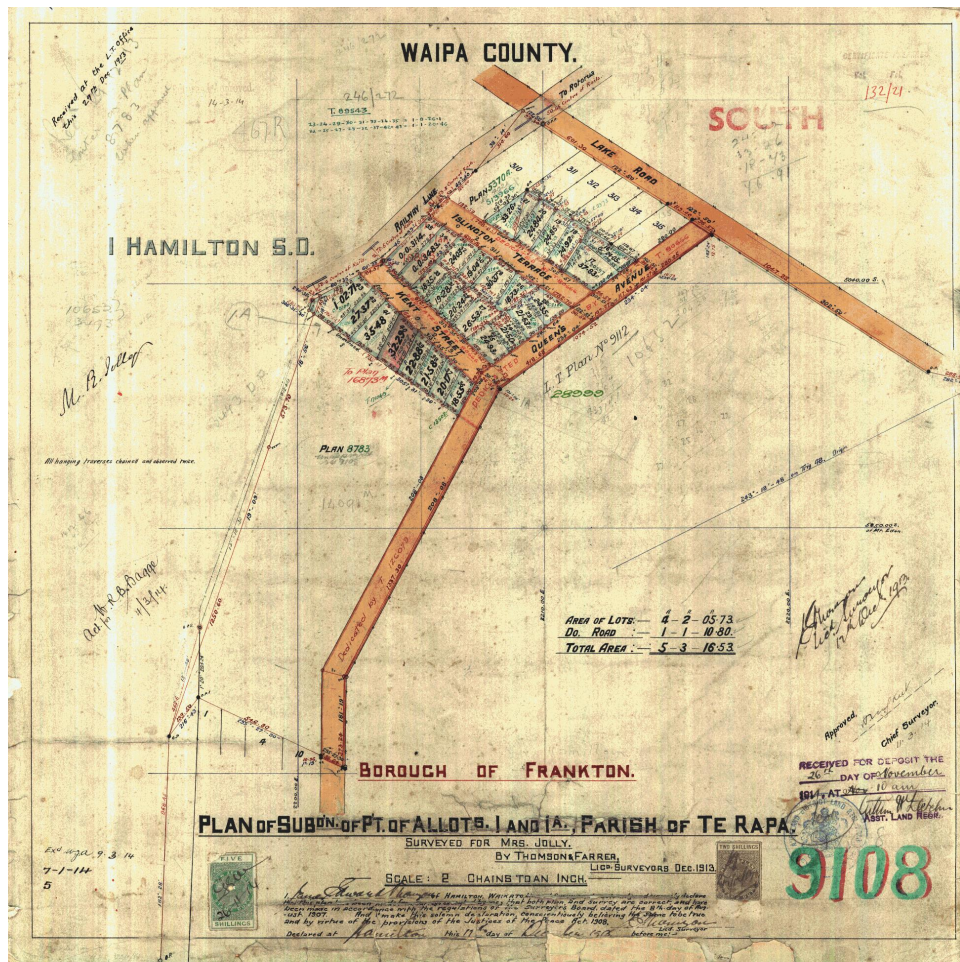
Each of the family members undertook further subdivisions from 1913 around the newly-created Queens Avenue. For instance Alice Beale subdivided her 11½ acres, on both side of Killarney Road including the end of Queens Avenue, into residential-sized parcels from 18.39p to 27.62p (see DP 9051).



DP 9051 surveyed in November 1913 for Alice Beale.

Also in 1913, Mary Jolly subdivided the other end of Queens Avenue (DP 9108): 4½ acres plus 1¼ acres of roads; 28 parcels varying in shape and size, with larger parcels on three of the street corners – new streets Kent [now Upper Kent] and Islington Terrace.

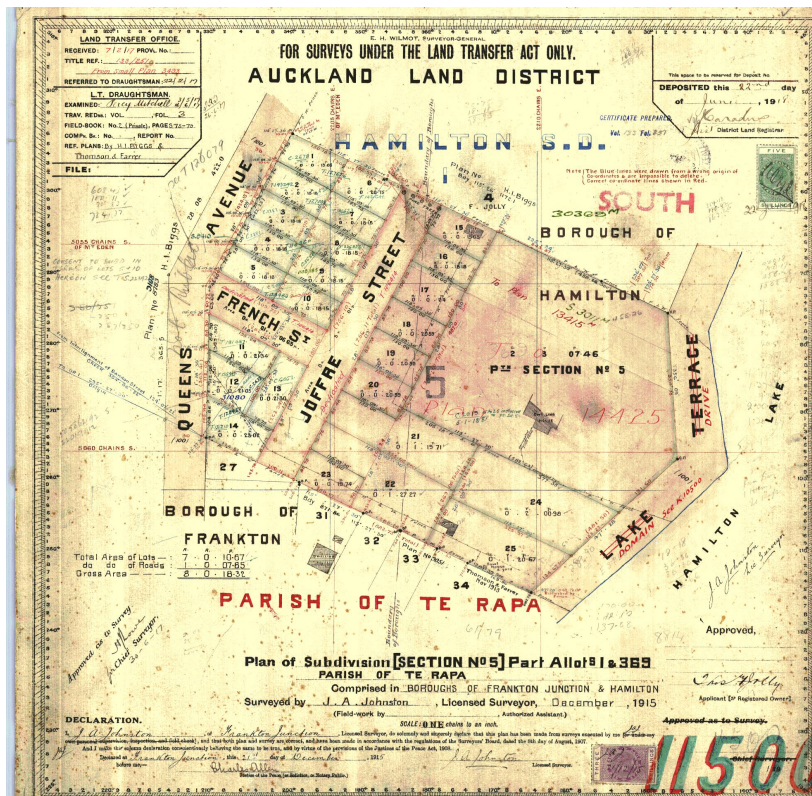




DP 9108 surveyed for Mary R Jolly in 1913 shows a subdivision between the eastern railway line and Queens Avenue. The parcels along Lake Road were part of an earlier subdivision by Mary Jolly.

In August 1913 Kate Biggs surveyed some of her land into three parcels of approximately half-acre each.

On the north side of Alice Beale's subdivision, in 1915 Tom Jolly subdivided eight parcels along Queens Avenue, and a further 12 around new streets named Joffre and French, while retaining a nearly-3 acre parcel for himself, where his house was.



DP 11500 surveyed in December 1915 for Tom Jolly shows the creation of French and Joffre Streets and 20 small residential lots, while retaining a larger lot around his house.

These subdivisions set the pattern and the rest of Queens Avenue was similarly subdivided by the Jolly family members in 1915, 1917, 1918, 1920 and 1921. In each case they created small residential lots of  $\frac{1}{4}$  acre or less, but Kate Biggs's subdivisions created larger lots and these were subsequently subdivided either by who or new owners. Mary Jolly died in 1914 and her remaining land passed to Frank and Tom,. In 1920 the two brothers signed off a subdivision that extended along the west side of Queens Avenue from near Kent Street to just beyond Fraser Street (numbers 38 to 96 today).<sup>3</sup>

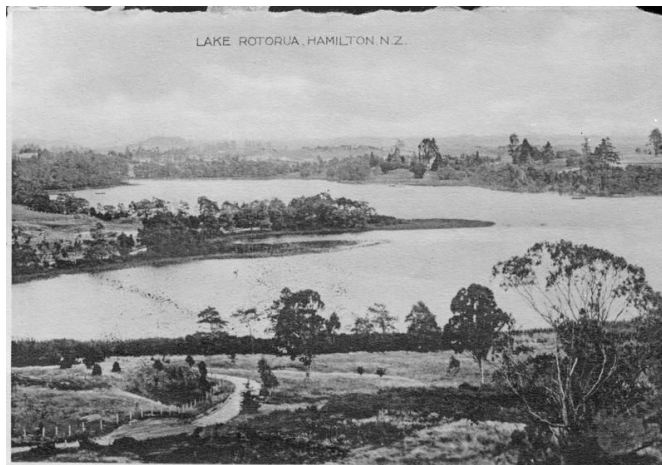
The Jollys also subdivided land adjacent to Lake Domain Drive and Marama Street extension. Research on the Certificates of Title undertaken by Peter Were gives the initial purchasers and their occupations. The range of occupations throughout the street included manual workers, tradesmen, railway workers, clerical workers and farmers, but also includes two architects, Charles Vautier and Charles Lambeth, a Stipendary Magistrate Henry Young, and Edward Valentine, proprietor of a successful motor car business.

As Hamilton developed Queens Avenue became a desirable place to live because of its proximity to the central business district as well as to Frankton's commercial and light-industrial premises.

<sup>3</sup> Most of these houses were demolished and replaced with new constructions recently.



## Photographic Views of Queens Avenue



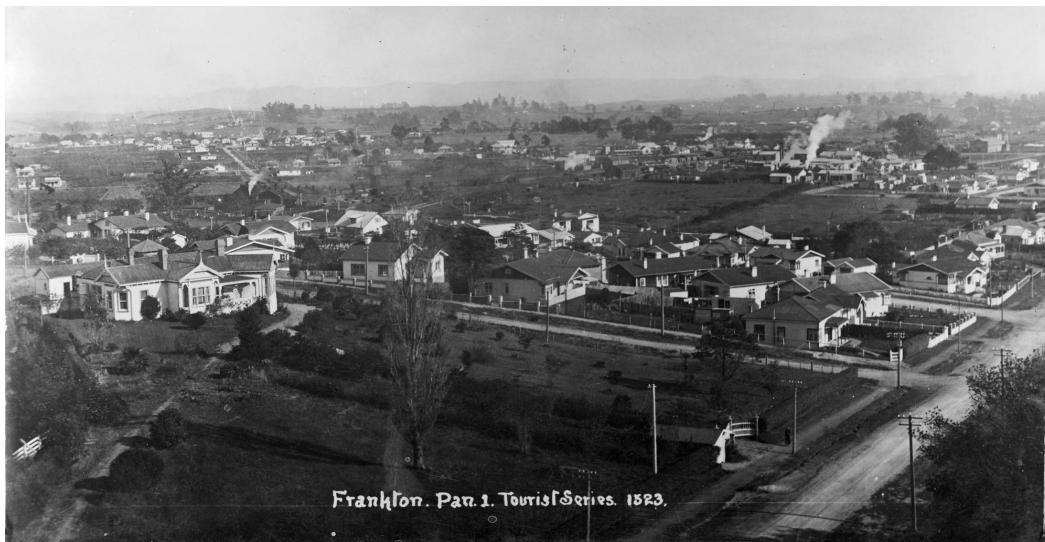
The view from the Jolly estate towards the lake. HCL\_02220 circa 1885.



View facing south-west from the water tower, Windermere is at left, with the two villas belonging to Mary Jolly and her unmarried daughters in foreground. The setting is still essentially rural and Queens Avenue not yet formed. HCL\_00497a 1913.



Another view from the water tower circa 1914 shows Lake Road in the foreground, Marama Street at right, and Queens Avenue not formed but roughly where the white gate and drive are at the foot of the hill. The houses built on the west side of Lake Road on the first of Mary Jolly's subdivision are evident. HCL\_07048



Almost the same view a few years later shows one of the Misses Jolly's villa at left above Marama Street, Queens Avenue joining Lake Road on the right-hand edge of the image. Several houses have been built on Queens Avenue. HCL\_01015.



A circa 1920 view shows a few houses on Queens Avenue and Upper Kent Street have been built. HCL\_09766.

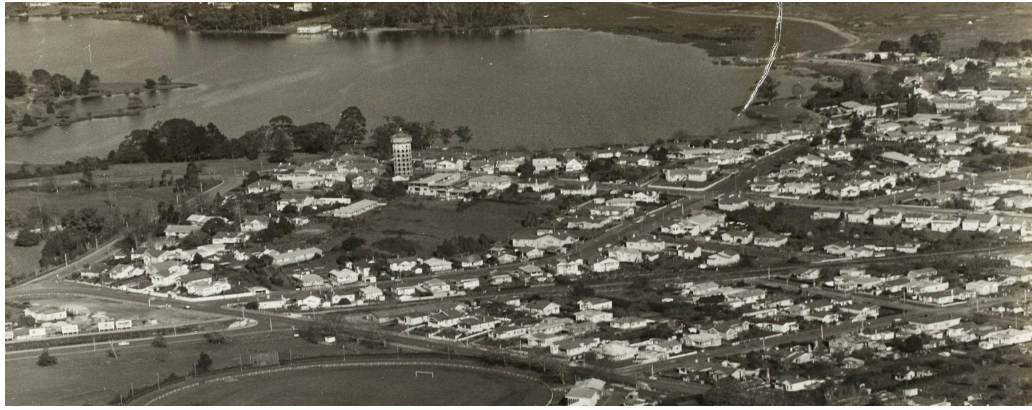


This 1930 view of Frankton looking south towards the lake shows more houses have been built along Queens Avenue, Islington and Upper Kent Streets. Windermere is partially obscured by trees. HCL\_08624 (cropped).

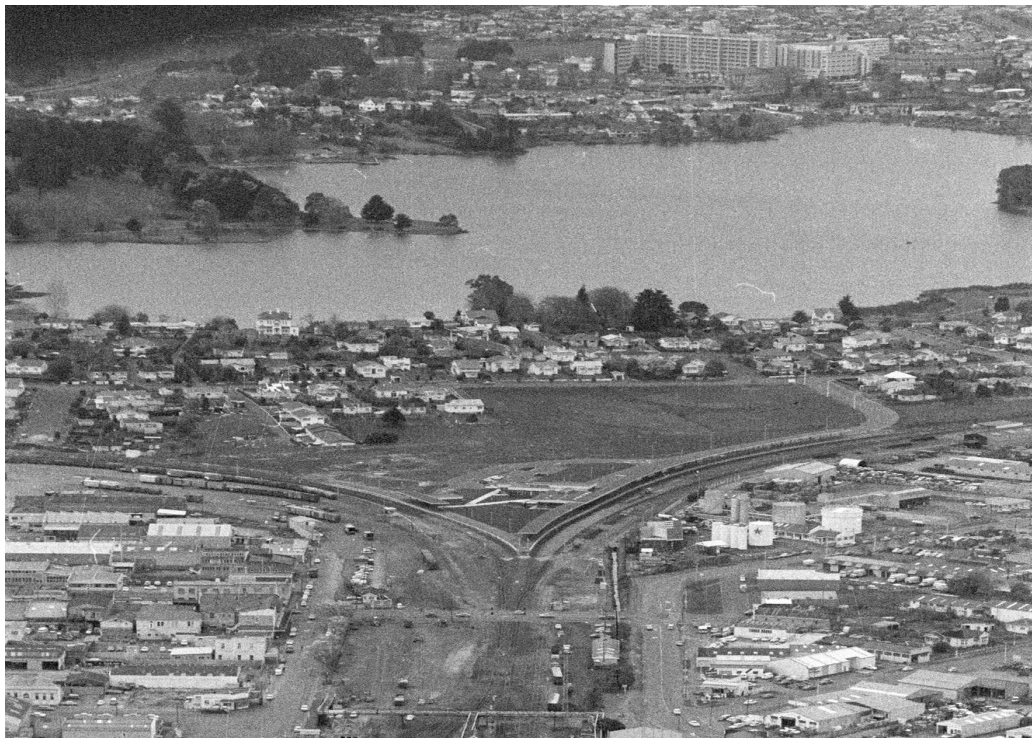


A view of the aftermath of the tornado in August 1948. Queens Avenue runs across the top of the image, with Islington and Upper Kent running down to the railway line. HCL\_00329 (cropped).





In this aerial view the Lake Road end of Queens Avenue is visible at the right-hand side of the image. HCL\_15012 (cropped) 1976.



Another aerial view taken in 1976 shows Windermere silhouetted against the lake, Queens Avenue running from left to right to its junction with Killarney Road and the railway junction in the foreground. HCL\_14020 (cropped).