

**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 on Classification of  
Built Heritage Item

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**STATEMENT OF EVIDENCE OF JANE MATTHEWS**

**ON BEHALF SUBMITTOR # 322**

**DATED 08 03 2024**

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## INTRODUCTION

1. My full name is Jane Marie Matthews. I am an architect at the practice of Matthews & Matthews Architects Ltd, which was established in 2000 and which specialises in architectural conservation.
2. I have 37 years of experience in the architectural profession since graduating with a Bachelor of Architecture from the Auckland University School of Architecture in 1986. I have been a registered architect since 1991.
3. I am an associate member of the New Zealand Institute of Architects and a member of the International Council on Monuments and Sites New Zealand (ICOMOS). In 1994 I completed the Architectural Conservation course run by International Centre for the Study of the Preservation and Restoration of Cultural Property (ICCROM) in Rome.
4. I have broad experience in architectural conservation including historic research and heritage assessments and involvement in architectural heritage projects undertaken by Matthews & Matthews Architects Ltd. My experience includes preparation of conservation plans, heritage studies and historic character studies for residential and business areas in Auckland and a number of other towns and cities in the upper North Island.
5. Relevant experience includes research and evaluation of places against heritage criteria for scheduling under the Auckland Unitary Plan, as well as a number of other district plans. I undertook a comprehensive review of the Hamilton schedule of historic heritage places, as part of the review of the Hamilton District Plan in 2011-12. This involved a comprehensive review of existing inventory records, additional historic research, site visits, analysis and assessment of places against heritage criteria to confirm scheduling in Category A or B and preparation of summary information in consistent heritage inventory forms. I was involved in a review of heritage listed places for Thames Coromandel District Council in 2015.
6. I have been engaged by The Kellaway Family Trust who has submitted to Plan Change 9 that they seek inclusion of the residence at 121 Maeroa Road, Maeroa, as a scheduled historic item under Appendix 8A of the proposed district plan. Their submission number is # 322.
7. I have undertaken an independent assessment of the residence at 121 Maeroa Road against ODP and PDP historic heritage criteria in the Hamilton District Plan to consider whether it meets the threshold for scheduling as a Historic Heritage Item.
8. I am generally familiar with the Hamilton area, having reviewed scheduled historic heritage places in 2011-12, and undertaking site visits to these places. In preparation of the assessment, I have reviewed research information and prepared a historic summary, carried out a site visit to view the exterior and interior of 121 Maeroa Road in September 2023, and spoken with Mr Kellaway. My assessment report on the historic heritage significance of 121 Maeroa Road dated 22 September 2023 is set out at Attachment 2 to my evidence.
9. I am acting on behalf of John Warwick Kellaway and The Kellaway Family Trust. I have not previously presented evidence to the hearing panels in 2023. I did not attend the Joint Witness Conference Built Heritage Expert Conferencing Session 2 held on 23 November 2023 as an expert.

## CODE OF CONDUCT

10. 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 presented in this categorisation report 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

11. The purpose of this evidence is to provide a categorisation report against the updated assessment methodology as set out in Direction 21 interim guidance for the proposed schedule built heritage item (Kellaway Residence 121 Maeroa Road). The report is at a high level and has not included a full reassessment against the new proposed criteria.
12. I have based my report on my heritage assessment provided to HCC dated 22 September 2023.

## CATEGORISATION REPORT

13. As directed by the commissioners in Direction 21, I have addressed the proposed historic heritage item of 121 Maeroa Road for the Hamilton City Council District Plan Change 9 (PC 9) as notified on 22 July 2022.
14. The proposed heritage item has been ranked in my evidence as “B” ranking (High or moderate significance). In my view the item would meet the requirements of a “B” ranking under the Operative District Plan and notified Proposed district plan (2022), and it is of “moderate or considerable significance.”<sup>1</sup> The place is identified as being of local significance having the following values:
  - a. Historic qualities,
  - b. physical/Aesthetic/Architectural Qualities.
15. I was not involved in the expert witness conference but note that the new suggested threshold may be at a ranking of ‘high’ with amended sub criteria.
16. I have completed the exercise and tabulated the outcome in the appended Table below based on the new categorisation significance descriptors of:
  - i. Outstanding significance
  - ii. High significance.
  - iii. Medium significance.
  - iv. Low significance.
  - v. None/No significance.
  - vi. Unassessed significance

## CONCLUSION

17. I have spoken with the owners of 121 Maeroa Road who wish to continue with the proposed item for scheduling.

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1 “Moderate or considerable significance” exceeds the new ‘Medium’ threshold.

18. I confirm, that in my view, the proposed historic heritage item, 121 Maeroa Road, will meet the requirements of proposed 'B' ranking under the notified PDP (2022). In the re-categorisation it would meet the new proposed category ii) **high significance**. It is therefore a revised proposed "B" under the revised significance rankings (2023). "High significance" would equate to my earlier assessment of 'moderate' or 'considerable' significance'.

Dated this 8<sup>th</sup> day of March 2024.

A handwritten signature in cursive script, reading "Jane Matthews".

Jane Matthews

## Attachment 1 Categorisation Report Table Submitter #322 – 121 Maeroa Road

<b><i>Proposed Built heritage item</i></b>	<b><i>Address</i></b>	<b><i>Original assessment rank (OPD/PDP)</i></b>	<b><i>Interim categorisation (Direction 21)2024</i></b>
Kellaway Residence	121 Maeroa Road	Rank B*  'High or moderate'  (- <i>Historic qualities &amp;</i>  <i>- Physical/Aesthetic qualities</i> )	Rank B  High

\* Heritage Assessment 121 Maeroa (22 September 2023) previously provided to HCC in September 2023.