

BEFORE THE HEARING PANEL

IN THE MATTER of the Resource Management Act 1991 (RMA)

AND

IN THE MATTER of Proposed Plan Change 9 to the Operative Hamilton
City District Plan

**STATEMENT OF JEFFREY JOHN ALLAN ON BEHALF OF THE
STONECRAFT TRUST
29 May 2023**

Introduction

- 1 My name is Jeffrey John Allan and I am a trustee of the Stonecraft Trust (**Trust**). I make this statement on behalf of the trustees of the Trust.
- 2 The Trust is the registered owner of the property at 2 Galloway Street, Hamilton (**Property**).

Further Submission

- 3 The Trust made a further submission on submissions to Hamilton City Council's Plan Change 9. These submissions requested that the proposed Hamilton East Historic Heritage Area (**Hamilton East HHA**) should be extended. The extensions sought by these submitters would result in the Hamilton East HHA extending over the Property.
- 4 In its further submission, the Trust sought that the part of the submissions relating to the Hamilton East HHA being extended over the Property be rejected.¹
- 5 We do not consider that the building on the Property demonstrates any heritage values. The building is a small scale commercial building which has operated as a monumental masonry since the mid-1940s.
- 6 Dr Ann McEwan provided an assessment on behalf of the Trust which was attached to the Trust's further submission. Dr McEwan concluded that the Property does not have any heritage value to warrant it being part of the Hamilton East HHA. Dr McEwan's assessment is attached to this statement and marked as **Appendix 1**.
- 7 In her assessment, Dr McEwan made the following conclusion:²

While I consider the building to have some historic interest, largely for its association with Hamilton East Cemetery and continuous use as premises for a monumental masonry since the mid-1940s, the building does not in my opinion demonstrate heritage values, either in its own right or in relation to the Hamilton East HHA.

...I can find no specific detail in any of the submissions to justify the inclusion of 2 Galloway Street within the boundaries of HHA12.

¹ Stonecraft Trust - Further Submission to Submission on Hamilton City Council's Plan Change 9 (18 November 2022) at [2], [3] and Appendix 1.

² Dr Ann McEwan "Re 2 Galloway Street, Hamilton East, Hamilton in the matter of HCC PC 9 Further Submissions" (12 November 2022) page 2.

Section 42A report

- 8 The Property is not included in the recommended expansion of the Hamilton East HHA in the s 42A report based on Mr Knott's evidence. The Trust supports this recommendation.
- 9 The Trust also supports the s 42A author's recommendation that there should be no further changes that introduce controls on activities or development on sites adjoining or adjacent to HHAs.³
- 10 In her assessment, Dr McEwan stated that it would be unreasonable to expect landowners to envisage what provisions might apply if a buffer zone was introduced.⁴ The Trust submits that the introduction of such controls would result in an unfair disadvantage to private land owners adjacent to the proposed HHAs.

Conclusion

- 11 In conclusion, the Trust supports the recommendations made by the s 42A author, and submits that these recommendations are upheld by the commissioners.

Dated: 29 May 2023

Jeffrey John Allan

Trustee of the Stonecraft Trust

³ Plan Change 9 – Historic Heritage and Natural Environment Planning Report and Recommendations at [5.2.6].

⁴ Dr Ann McEwan "Re 2 Galloway Street, Hamilton East, Hamilton in the matter of HCC PC 9 Further Submissions" (12 November 2022) page 2.