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2 09 2022

Dear sir/madam

SUBMISSION

Proposed Plan Change 9 – Historic Heritage and Natural Environments

FULL NAME: John Warwick Kellaway for The Kellaway Family Trust

COMPANY NAME:

POSTAL ADDRESS: c/- 121 Maeroa Road Hamilton 3200

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CONTACT NAME AND ADDRESS FOR SERVICE OF PERSON MAKING THE SUBMISSION: John Warwick Kellaway for The Kellaway Family Trust

DO YOU WANT TO BE HEARD IN SUPPORT OF YOUR SUBMISSION? YES

We are not a trade competitor.

OUR SUBMISSION IS:

Part 1 – In regards the proposed significant Natural Area [SNA] over 121 Maeroa Road

We support the proposed category of Significant Natural Area overlay in general as a very worthwhile way to protect Hamilton's gully system and the remaining native plantings.

However we oppose its placement over the rear half of 121 Maeroa Road.

As owners of 121 Maeroa Road Hamilton we request a physical review of the property and removal of the proposed Significant Natural Area overlay [SNA] under Plan Change 9.

The natural gully and vegetation near my section is a sub branch which formally starts in 123 Maeroa Road has not been assessed. There has not been a visit to view our section and talk to the original owner [and occupier] who is also a trustee.

I have lived at 121 Maeroa Road since 1964 and am responsible for building here in 1964, any landscaping and planting most of the trees- both exotic and native plants. I collected seedlings I found in bushland of the Waikato to start part of the garden in the 1960s and have also propagated native seedlings. Today after 55 years the trees I planted have provided further seedlings.

Like most sections in the immediate area the land is part of a gully system and most neighbours have changes in level.

The land was subdivided in 1919 but for many years remained farmland with the last section being built on across from 121 in the mid 1970s

The gully branch runs from Forest Lake Road, with Maeroa Road higher than the two sides of the land, built above the land. One part then branches to 123 Maeroa Road where the gully system for this area starts. The council sewer drain is at a high point outside our property, falling both ways, meaning we had to strap our drain under floor joists.

The branch gully forms substantially in the centre of 123 Maeroa Road and has been carefully maintained by the former owners the late Mr and Mrs Stratton, who lived at 123-125 Maeroa Road for over fifty years from the 1950s. They also had a path down into the gully immediately by the rear of their house [now demolished]. It has a small stream and plantings on the edges.

Apart from garden waste the gully form at 123-5 is very similar to the 1960s. It is considered the start of the gully.

The Strattons owned both 123 (now A and B, a pair of 1964 flats) and 125, which now has a set of four flats and part of the hospital built on it. The Rimu on the front of 125 [A-D] is part of their home site, which was required to stay under resource consent conditions, requested by myself.

Mr Stratton built a builder's workshop at the rear of 123 [A & B] which was pulled down about 2000. It was a large two bay workshop on a flat platform. He built up an accessway to the shed in 1964. This area has since reverted to weeds and plants.

I am concerned that there has been physical viewing of the properties to understand what is currently present and that hear that the property has been planted by the current owners on a bare section since building in 1964.

Our family are the original owners of 121 Maeroa. In 1964 it was a bare site apart from a derelict chicken house and a couple of fruit trees, an apple and a fig.

The land had been farmed for many decades and was part of the farm paddock of 119 Maeroa Road.

While the land fell from Maeroa Road towards the adjacent gully the land form here was not significantly changed in 1964. The land rises at the east end and in the middle a central platform was developed for car parking. There was no removal of soil and the site form remains virtually as it was.

Together with Kowhai, Rimu, Totara, Pitosporum, Lacebark, Puriri, Ferns, Cabbage Trees etc, all planted by me post 1985, I planted an orchard along the northern boundary side and on the eastern rise, with Pear, Apple, Plum, Grapefruit, and other Citrus, a few exotic trees [many removed now]. In the far triangulated corner were three or so plum trees, and along the southern boundary with 123 was an elm tree, planted and removed by me.

My late wife and I were always aware of nature, the environment, and the birds that came with them.- sadly now mostly gone. We t and propagated native plants including ferns, cabbage trees and kowhai, and have continued to do so for over 55 years. The front yard trees include 55 year old cabbage, kowhai and ferns - all hand planted and not gully reseeding.

The old orchard is now 55 years old and overgrown- but this is the area over which the SNA overlay has been placed.

Native trees have been planted in this area by myself and in the last decade or so I have let other plants grow which are now about 25-30 years old around the old trailer shed. But there have been no recent plantings except further citrus fruit in my rear yard. Most of the trees at 121 have been left to grow, are not sprayed, but do need pruning. It is a well established garden.

I can confirm the plantings.

Placement of a SNA over this part of the section is not appropriate and not supported. This area is a mixture of 1960s-1970s orchard and plantings by myself on what was a bare site.

The old plum trees are gradually dying in the eastern rise and one was removed in January 2022.

There is no intention to replant in natives, at this stage, but orchard trees are replaced.

A physical review of the property was not undertaken but we provided a report to the council in March 2022.

IN REGARDS THE PROPOSED SNA OVER 121 MAEROA WE SEEK THE FOLLOWING DECISION FROM THE HAMILTON CITY COUNCIL:

- A Physical review of the section at 121 and discussion on site.
- Removal of the Significant Natural Area overlay on 121 Maeroa Road particularly where existing fruit and citrus trees are planted and any extent on the car parking area.

Placement of a SNA overlay on 1960s landscape and trees, which is predominantly family orchard, and not self seeded from the immediate area, is in our view not appropriate. We wish to continue planting fruit and citrus trees.

At some stage in the future we may reconsider, however at this stage wish to continue as usual.

We are able to provide a plan if requested, with identification of our planted trees, [fruit, exotic and native] and happy to meet with an arborist to discuss further.



121 Maeroa Road in 1965 with fig tree to left. [J W Kellaway image]

Part 2 - In regards Kellaway Residence at 121 Maeroa Road

We seek that our home, see above, is scheduled under Historic Heritage Schedule 8A as we consider the house to be a very good example of one of the few surviving Hamilton architect homes of the 1960s and shows early use of modular construction and of reintroduction of traditional verandahs that allowed my family to live under the verandahs.

Designed in 1964 by me, Warwick Kellaway for my young family, there were very few houses like this, in design and detail, designed to fit into a narrow and steep section near a gully.

The house design is very much as originally designed in 1964 apart from enclosing part of the downstairs open space for a rumpus room, and installing two skylights more recently, and the addition of a shower space internally.

Built by D Bourke from 1964 to April 1965 the house is single storey on the front towards the street, and the land falls to the rear is supported in a steel frame creating a second storey.

A steep driveway falls from Maeroa Road towards the centre of the section forming a low level parking area and access under the house to carport.

The house has its original corrugated steel roof, with unpainted zinc spouting. Stained rough sawn cedar weatherboards with timber joinery. Each Bedroom has an exterior door, while large wooden sliding doors open the Living Room to a timber deck that connects to the three sided verandah. Glass louvres have a special security device, and high level sliding glass in the living spaces which bring light through the house. Internal spaces and finishes are very close to original.

Kellaway Residence in 2022 looking from front garden towards verandah.[L Kellaway image]



While the interior is fairly traditional there is an open plan kitchen , dining and living room with a snug. It s a modest home based on a modest budget, but provides very useful all weather spaces.

I am one of a small group of Modernist architects of Hamilton who selected a difficult section, developed a design to allow indoor and outdoor connection, used modular design principles and re introduced the use of verandahs.

I am recognised as a Fellow of the New Zealand Institute of Architects, and have a number of awards and more recently received one of the New Zealand Institute of Architects National Enduring Architecture Award for the first Open Plan School in New Zealand, Deanwell. My architecture shows my design philosophy on proportion and my development of modular design and construction in New Zealand school design, which was radical for the time.

I have also been very involved in identifying and protecting Waikato heritage of both centuries, and consider it important to retain places that are of a time and place that is very different from homes now.

Today there are very few mid century architects homes in the Waikato that represent the above design philosophy, are unaltered externally and retain the interior design, and have the original garden layout.

Our family have considered requesting scheduling for several years. are very aware of the implications, and see this as important. It remains a private home in one family's ownership for over 58 years.

My daughter and I are able to provide the history of the home and how it fits into the architecture of the time in the Waikato, and can provide photographs.

We believe that our home can contribute to an understanding of house design and falls within the assessment criteria of historic heritage.

**IN REGARDS THE KELLAWAY RESIDENCE AT 121 MAEROA ROAD
DESIGNED BY WARWICK KELLAWAY HAMILTON ARCHITECT,
WE SEEK THE FOLLOWING DECISION FROM THE HAMILTON CITY COUNCIL:**

Scheduling as historic heritage of the Kellaway Residence at 121 Maeroa Road as part of the 1960s architectural heritage of Hamilton.

Part 3 - In regards Historic Heritage Chapter 19

On behalf of my colleagues of the South Auckland Education Board I request that Deanwell School is included as significant historic heritage. This is the first open plan school in New Zealand and radical in its design, detailing and educational change to primary education. This special place has retained a high degree of integrity. It has received the Waikato Bay of Plenty Enduring Architecture Award from the New Zealand Institute of Architects and was ultimately awarded New Zealand Institute National Award for Enduring Architecture. This is the highest level of recognition.

Deanwell School and Aberdeen School lead to the first Open Plan Intermediate School at St Andrews and assisted in changing education practices and construction and design methods. I designed all three with assistance from my colleagues, led by Steve Mrkusic.

Deanwell represents the significant contribution of the South Auckland Education Board to school design and construction in New Zealand, with over 400 schools in their care. It recognises the significant contribution of the South Auckland Education Board to New Zealand.

Deanwell School is recognised as of national significance, and should be in Category A.

In addition I request that the Former St Andrews Middle School Gym, now Hamilton North Middle School is scheduled.

This radical design of the 1970s was the work of myself and engineer the late Thomas Flood of Angus Flood and Griffiths. This was the first time in New Zealand that an intermediate was allowed a separate gym, and it formed a standard design used in areas schools in the Waikato and Bay of Plenty, with an example at Raglan and Whangamata. The parabolic form was based on hay barn and economy of construction. Thomas Flood was an exceptional structural engineer based in the Waikato with international credibility and should be recognised for his role. The gym formed part of the first open intermediate school in New Zealand, which is also in my view nationally significant. The school today is very similar to my original design in terms of design, materials, layout and courtyards. The gym could be with maintenance which appears to have been poor. It remains a significant regional design.

This building form has probably influenced others as the design was developed and used by my colleagues such as Vaclovas Procuta and Brian Aish in Area Schools on the coast where the form became part of the local architecture.

**IN REGARDS CHAPTER 19 SCHEDULING,
WE SEEK THE FOLLOWING DECISION FROM THE HAMILTON CITY COUNCIL:**

Scheduling as historic heritage :

- Deanwell Primary School Deanwell
- Former St Andrews Intermediate Gym St Andrews

We wish to be heard at hearings on the above requests.

Yours sincerely,

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02 September 2022

Submitter:

John Warwick Kellaway
and on behalf of The Kellaway Family Trust

121 Maeroa Road
Hamilton