

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 2 Historic Heritage Items

STATEMENT OF EVIDENCE OF – JANE MATTHEWS
ON BEHALF OF The Kellaway Family Trust - Submitter # 322
DATED 22 September 2023

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 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 2014, 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 1 to my evidence.

CODE OF CONDUCT

9. I am familiar with the Code of Conduct for Expert Witnesses (Environment Court Practice Note 2023) 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

10. My evidence will cover the following matters:
 - a) The heritage assessment prepared for The Kellaway Residence at 121 Maeroa Road.
11. I have reviewed research information and undertaken a historical study of the place which forms the basis for supporting the proposal to have The Kellaway Residence at 121 Maeroa Road scheduled as a category B Historic Heritage Item in the proposed district plan under Schedule 8A. Thorough research information has provided a sound basis for consideration and assessment, including primary records such as original architectural drawings and photographs, land title records, oral history records held at Hamilton Libraries, as well as an interview with architect Warwick Kellaway.
12. The residence and site at 121 Maeroa Road has the potential to be scheduled in the District Plan as an example of a Modernist architect's home of the 1960s, and in my view meets the criteria for inclusion in the schedule of historic heritage in the district plan.
13. Reviewing the proposed Plan Change 9 (PC9) provisions did not form part of my brief from The Kellaway Family Trust. 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

14. Maeroa is situated in central Hamilton on the west side of the Waikato River. It is accessed from Ulster Street in the east and Norton Road Frankton at the western end. The proposed Historic Heritage Item includes the site, the house, landscaping and setting as part of the original 1964-5 design by architect John Warwick Kellaway.
15. While there are approximately 38 houses listed within the existing district plan schedule of Built Heritage there is only one post-1950 house scheduled; the house at 51 Eton Drive, Hamilton which was built in 1962-3 and designed by Austrian-born Modernist architect Ernst Plischke. This period of Hamilton's residential history has not been well identified or recognised.
16. The house at 121 Maeroa Road, Maeroa, Hamilton was designed in 1964 by significant Hamilton architect Warwick Kellaway. As the lead design architect for the South Auckland Education Board, Warwick Kellaway designed an extensive range of school buildings and was at the forefront of design for modular and relocatable classrooms. The Kellaway Residence in Maeroa Road demonstrates Warwick's design philosophy using a modular system to create a cost-effective and elegant building form and plan, using light construction. The house has considerable local significance for its historic associations with architect Warwick Kellaway. It has significant architectural values as an important example of a mid-century modern architecturally designed house in Hamilton which retains a high degree of integrity.
17. The assessment (appended) defines the extent of the item, which includes the area within the property title which includes the house and its surrounding landscaped setting.

18. In my professional opinion, based on the research undertaken, the Kellaway residence at 121 Maeroa road:

Based on the assessment undertaken, scheduling of the house at 121 Maeroa Road in Category B is supported. It is of Moderate local significance in relation to the following criteria:

- a) Historic Qualities; Moderate local value,
- b) Physical/Aesthetic / Architectural Qualities; Moderate local value

The house was built and occupied by the same family for over 58 years. Architect Warwick Kellaway has played an important role in the Waikato region, designing numerous schools. He has received numerous architectural awards for his school architecture and development of open plan schools, including the National Award for Enduring Architecture 2015 for Deanwell school in Hamilton. The house exemplifies Warwick's design philosophy using a modular system to create a cost-effective and elegant building form and plan, using light construction and a simple palette of materials.

BACKGROUND

19. The scheduling of Modernist architect-designed homes is more common in the main cities of New Zealand, however, it is very limited in Hamilton and is part of an important component of understanding the development of the history of both Hamilton housing and the city.
20. I agree with the statement in Plan Change 9, Section 19.1(g) "Rapid growth over the last decade has resulted in redevelopment and intensification of both residential and business sites and in some circumstances, this has led to the loss of heritage values". I also agree with the explanation that *"A wide range of heritage values need to be protected, including buildings, structures, sites and their setting and surroundings with historical, cultural, architectural, scientific, archaeological or technological significance"*.
21. The definition of 'historic heritage' provided in the Resource Management Act 1991, includes historic sites, structures, places, and 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.
22. The purpose of Plan Change 9 is for the identification and protection of both historic heritage, and natural environments. The identification of historic heritage items subject to Plan Change 9 Built Heritage are of 'a matter of national significance' under s6 of the RMA. The rules and provisions proposed in Plan Change 9 are for the identification, recognition, protection and enhancement of these matters. Inclusion of Modernist architectural heritage is important, and in my view the house designed by Warwick Kellaway is a significant local example which merits inclusion in the district plan schedule of Built Heritage.

ASSESSMENT OF THE KELLAWAY RESIDENCE AT 121 MAEROA ROAD

23. The house at 121 Maeroa Road is considered to be of Moderate local historic significance for its association with Warwick Kellaway, who is a notable Hamilton architect, who in his role as lead design architect for the South Auckland Education Board made an important contribution to educational architecture. The house is of Moderate local significance for its Physical, aesthetic and architectural qualities. It is a good representative example of mid-century architect-designed home in Maeroa, Hamilton. It is significant for its architectural design by Warwick Kellaway, reflecting the design principles used in his award-winning educational projects. The house demonstrates use of a modular system to create a cost-effective and elegant building form and plan, using light construction and a simple palette of materials. Other key design elements include integrated verandahs, and generous fenestration providing good natural light, and connection to the outdoors. Original timber joinery and fittings, pitched ceilings, and open plan kitchen living areas contribute to the warm and inviting architectural character of the interior. It is of some value for its contribution to the surrounding context, providing evidence of the historic pattern of development in Maeroa.

CONCLUSION

24. In my view the Kellaway Residence at 121 Maeroa Road merits inclusion in Schedule 8A of the proposed Hamilton City District Plan as a B ranked heritage item.

Jane Matthews
22 September 2023

Attachment 1 – HISTORIC HERITAGE ASSESMENT 121 MAEROA ROAD HAMILTON



121 Maeroa Road, Maeroa, Hamilton Assessment of Heritage Significance

21 09 2023

Prepared by Matthews & Matthews Architects Ltd

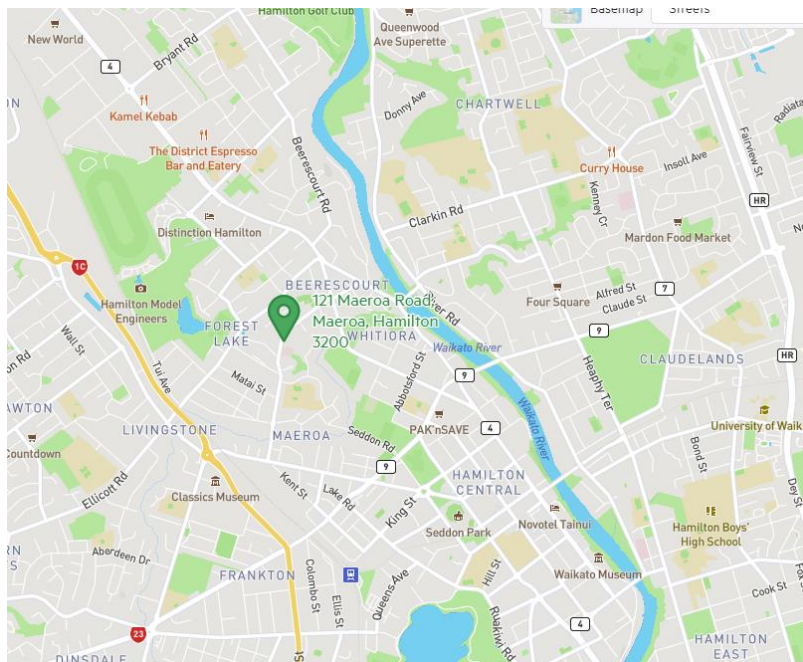
1. Introduction

Matthews & Matthews Architects Ltd have been commissioned by the Kellaway family to review the property and research information to consider the residence at 121 Maeroa Road, Maeroa, Hamilton against the heritage criteria in the Hamilton District Plan.

This document provides a summary of the history of the place based on research information provided, and an assessment of significance against relevant district plan heritage criteria. Supporting documents are collated in the appendices.

Building/ Property name:	Kellaway Residence
Address:	121 Maeroa Road, Maeroa, Hamilton
Legal Description:	Part Lot 89 Deposited Plan 13131, SA2D/516
Date of Construction:	1964-65
Designer/ Builder:	Architect Warwick Kellaway, FNZIA
Current use/ Building Type:	House
Visible materials:	Corrugated zinc roofing, timber joinery, concrete block and timber weatherboards

The assessment is prepared with reference to available research information, a site visit and interview with Warwick Kellaway in September 2023. The assessment has been prepared in relation to heritage criteria does not consider the structural integrity or the condition of the building.



Location map, Toi Te Whenua Land Information New Zealand

2. Historical summary



The Kellaway Residence in 1965 showing old fruit trees at left, looking towards the northern façade of the house. J W Kellaway image courtesy of Kellaway Family.

The house at 121 Maeroa Road, Maeroa, Hamilton is the new home designed in 1964 by Hamilton architect Warwick Kellaway with his wife, the late Diana Kellaway. Warwick Kellaway was part of a group of young architects of the late 1950s and 1960s who had a significant impact on the architecture of the Waikato. As the lead design architect for the South Auckland Education Board, Warwick Kellaway designed an extensive range of school buildings in the 1960s and 1970s progressing the design of educational spaces to support learning. He was at the forefront of design for modular and relocatable classrooms. He helped transform the earlier prefab model into an efficient system of well-designed, mass-produced, transportable modular classrooms. The South Auckland Education Board's work has been recognized with several awards, including environmental awards.¹

The Kellaway Residence in Maeroa Road demonstrates Warwick's design philosophy using a modular system to create a cost-effective and elegant building form and plan, using light construction and a simple palette of materials. Other key design elements include generous eaves to form integrated verandahs, and large windows and sliding doors with glazing up to the eaves, providing good natural light and a connection to the outdoors. Original timber joinery and fittings, pitched ceilings, natural light and open plan kitchen living areas contribute to the warm and inviting architectural character of the interior.

¹ Auckland Star 18 05 1977, p.5 Architects of the South Auckland Education Board were joint winners of AHI Environmental design award for 1977 for the design of Aberdeen Primary School.

Overview of land history

The site was earlier part of a small farm. It formed part of Lot 89 which was subdivided in 1963 when the owner sold part of the land to Warwick Kellaway. A brief overview of the land history based on information provided by the Kellaway family is set out below:

Prior to 1864 and the confiscation of the Waikato lands from Tainui, the people of Ngati Wairere were the owners of the land that is now Hamilton City. They utilized the Waitawhiriwhiri gully and river which flows from the peat lands to the west towards the Waikato River south of the Fairfield Bridge.

This area formed an important highway, and the gully and stream were part of the seasonal food basket. On the southern side of the gully near the Hamilton West cemetery was an important urupa, which was turned into a dump, post 1870s.

The main gully is located west of the property at 121, but the gully systems are connected down from Forest Lake hill, with Lot 89 part of a tributary stream, coming from the Forest Lake hill, under Maeroa road, down 121 and into 123.

When the land was confiscated following the 1864 Land Wars, and allocated the area now known as Maeroa was outside of Hamilton West town. It was part of Waipa County (1864-1925) Ulster Street ended at Whitiara and did not connect over the gully until the 1950s. The area was known as Beerescourt (Beeres Fort) and was accessed off the state highway (now Victoria Street north end). Maeroa Road was not a through road and nor was Forest Lake.

The land was farmed until subdivisions began in the 1910s, and into the 1950s. The Gurnell farm spread over part of the area. The land surrounding the east end of Maeroa road was not formed for subdivision until after 1918.

The western end of Maeroa Road was part of Waipa County and then became Frankton Borough at the time of the 1910s Subdivisions at that end. Both ends of the main part of Maeroa road (not the Beerescourt end of Maeroa) was taken into Hamilton Borough. At the same time the eastern end was included. The story of this period relates to the history of Beerescourt.

Frankton Extension No.43

In December 1918 Thompson and Farrer, Surveyors, surveyed for the NZ Home Builders subdivided the land block (Lots 28 to 43.) of Part Allotments 37 and 243 (which was to later become Maeroa Road.² Lot 89 formed part of this block. The new road formed (Main Road) was to become Maeroa Road. The eastern end came off the Beerescourt sections off Victoria Street.

A farmhouse was built about 1940 on Lot 89. There were very few homes built in the 1920s on this part of the road. The land to the west was hilly and a gully crossed the road. Lot 89 was formed into a small home farm with hens, fruit, trees, and sheep.

In 1963 what is now No 123 and 121- Lot 89 was subdivided. The old farmhouse remained to the east of the section, and the new site for the residence (121) to the west utilised the gully part of the land, which had been part of a small farm. There was no further subdivision

² Refer subdivision plan 13131, dated December 1918, LINZ.

of the land (Lot 89) until 1963 when the owner sold part of the land to Warwick Kellaway. Since 1964 there have been no further subdivisions.



Subdivision plan 13131, dated December 1918, which shows Lot 89 which was later subdivided creating the site of 121 Maeroa Road. LINZ, crown copyright reserved.

Architect (John) Warwick Kellaway

(John) Warwick Kellaway was born in Christchurch in 1933. His family moved to Auckland in 1937 for his father's role as a Government Audit Inspector involved in auditing military, air and naval departments. Warrick attended Orakei Primary School, and later Kings College in Otahuhu. Warrick's grandfather and great grandfather had been builders. Warrick chose to study architecture at Auckland University. He commenced a degree course from 1951 and completed his thesis in 1956. He was the youngest in his studio group at the School of Architecture. Out of the twenty-seven students he studied with, nine of this group later moved to Hamilton. Warwick gained experience at the practice of Chilwell and James, and later worked for architects Wilson, Moodie and Gillespie. After graduating he worked for the Auckland Education Board, and Auckland Harbour Board.³

³ Hamilton Architects Oral History Project, Hamilton City Libraries, 1999. OH344: Interview with Warwick Kellaway.

At the end of 1957 he was approached by a friend from university, Noel Earles; now Chief Architect of the South Auckland Education Board. After an initial period in the new Auckland office of the South Auckland Education Board, Warwick moved to Hamilton as Group Architect (Primary) in 1959, working with Noel Earles. In 1961 he moved to Auckland to work for the architectural practice of Sargent, Smith & Partners. However, he returned to Hamilton in 1963 to work under Steve Mrkusic, now Chief Architect for the South Auckland Education Board. Warwick's position at the Education Board was Group Architect; focused on primary schools, responsible for following projects from design to completion.

Warwick and Diana Kellaway were married in 1963, and in 1963 he purchased the site in Maeroa Road, in Hamilton, designing a new home for himself and Dianna. Their new home was built in 1964-5 by Danny Burke, with finishing work carried out by John Bilbe and Reg Jennings, with the first of their three children born soon after it was complete.⁴

A number of other young architects and their wives moved to live and work in Hamilton around this time, and Warwick and Diana and family developed good friendships with this group. Diana was well known in the Waikato for her skills in spinning and weaving. During the early sixties Warwick recalls that these friends were concerned about the environment, and urban design, becoming involved in projects in Hamilton to enhance railway connections and in protest action to preserve trees.⁵

In 1964 Warwick helped to develop designs for "relocatable" classrooms. Classrooms were built in Hamilton and transferred to Turangi and were amongst the first to be fully insulated, The Turangi experience provided a cost-effective and efficient model for constructing relocatable classrooms or whole schools in a yard and transporting them to site. Improving on the earlier basic prefab types, relocatable classrooms were designed to provide a "more viable, liveable, human sort of a building".⁶ More flexible open-plan designs were developed. Melville Experimental School, later known as Deanwell Primary School was an early example. Features such as carpet, display boards and acoustic treatment for ceilings enhanced the internal environment and ergonomic modular furniture were also designed.

Bankwood School received and NZIA award in 1966. Warwick received an AHI Environmental Award for Aberdeen Primary School, as well as other awards for remodelling projects: including Cambridge Primary and Karangahake School. Warwick also designed a number of houses including houses for schoolteachers, as well as his own home.⁷ The design of his home reflects the architectural design philosophy applied to his education projects; adopting a cost effective and efficient modular system, simple, elegant forms, practical planning, good natural light and ventilation and connections to the outdoors.

Warwick developed 'relocatable' school buildings based on modular design and coined the name. With his team at the South Auckland Education Board, he developed a series of open plan schools with landscape courtyards, including the first open plan school in New Zealand, in Deanwell, Hamilton in 1971. Deanwell Experimental School won the New Zealand Architecture Award for Enduring Architecture in 2015.⁸ (Refer drawing and photo in the appendices).

⁴ Interview with Warwick Kellaway, September 2023.

⁵ Interview with Warwick Kellaway, September 2023

⁶ Hamilton Architects Oral History Project, Hamilton City Libraries, 1999. OH344: Interview with Warwick Kellaway.

⁷ Ibid.

⁸ ["New Zealand Architecture Awards 2015: Waikato / Bay of Plenty"](#) (PDF). New Zealand Institute of Architects.

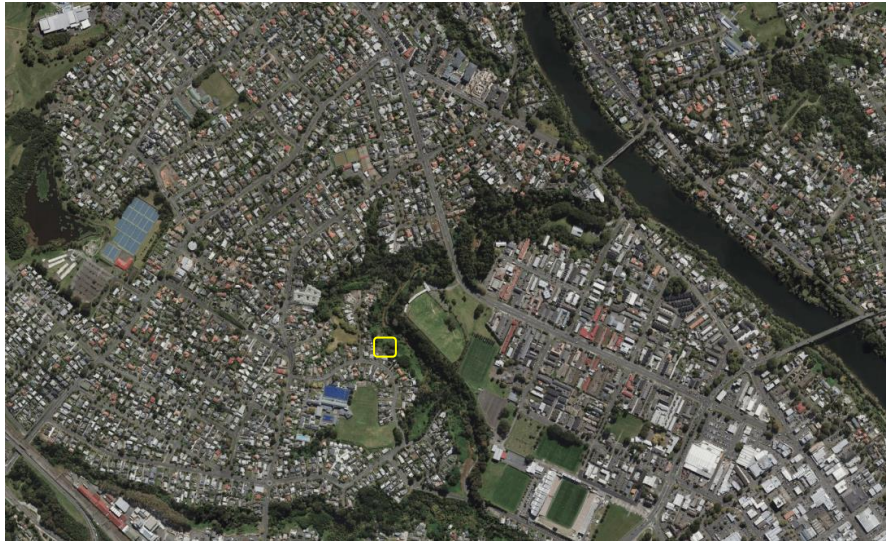
Retrieved 18 June 2021

3. Description

Site context

The site at 121 Maeroa Road is located to the northwest of Hamilton's central business district. The house is set amongst well established trees and vegetation, and close to larger areas of areas of trees in nearby Beetham Park. Planting around the house includes a variety of native trees as well as exotic trees and fruit trees.

The sloping site forms part of the undulating landform with gully and stream systems running down from Forest Lake hill. Land in the area was farmed until subdivisions began in the 1910s, and into the 1950s and 60s. Houses in Maeroa Road developed following subdivisions in the 20th century.



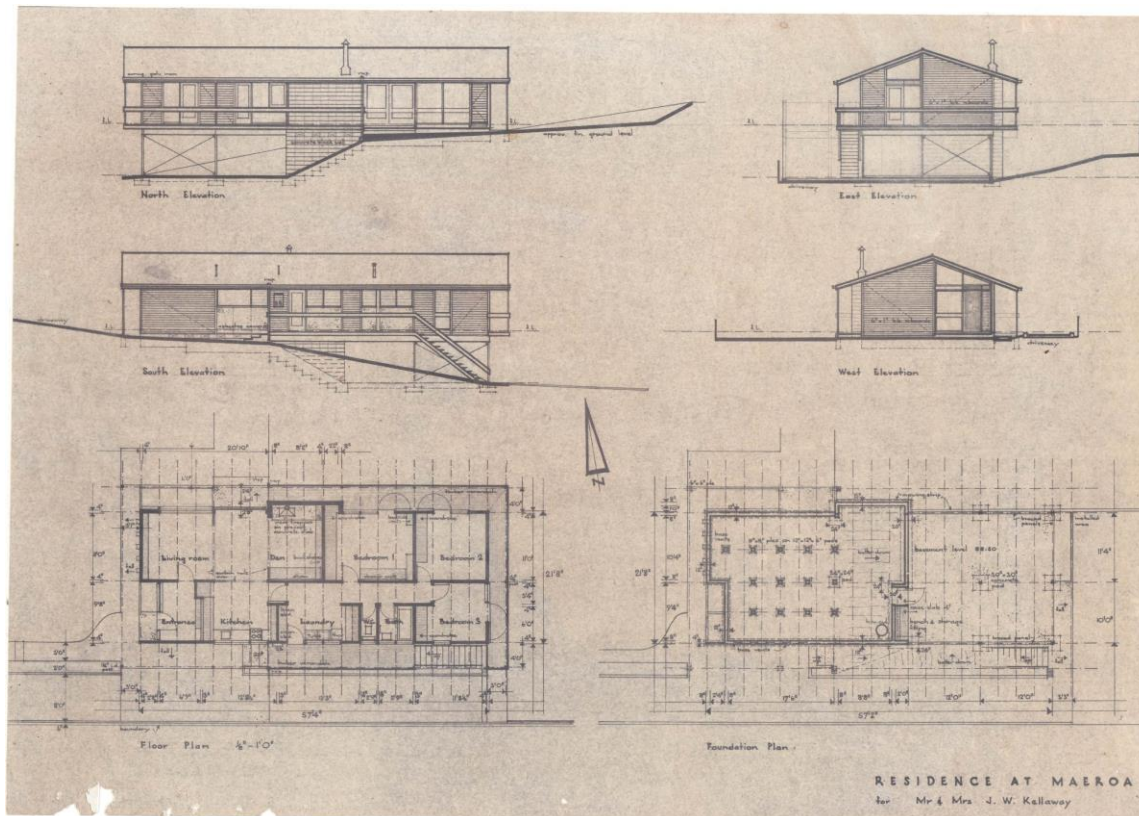
Aerial photo showing the location of 121 Maeroa Road, Maeroa, Hamilton. Hamilton Urban Aerial Photos (2023), LINZ Data Services.⁹



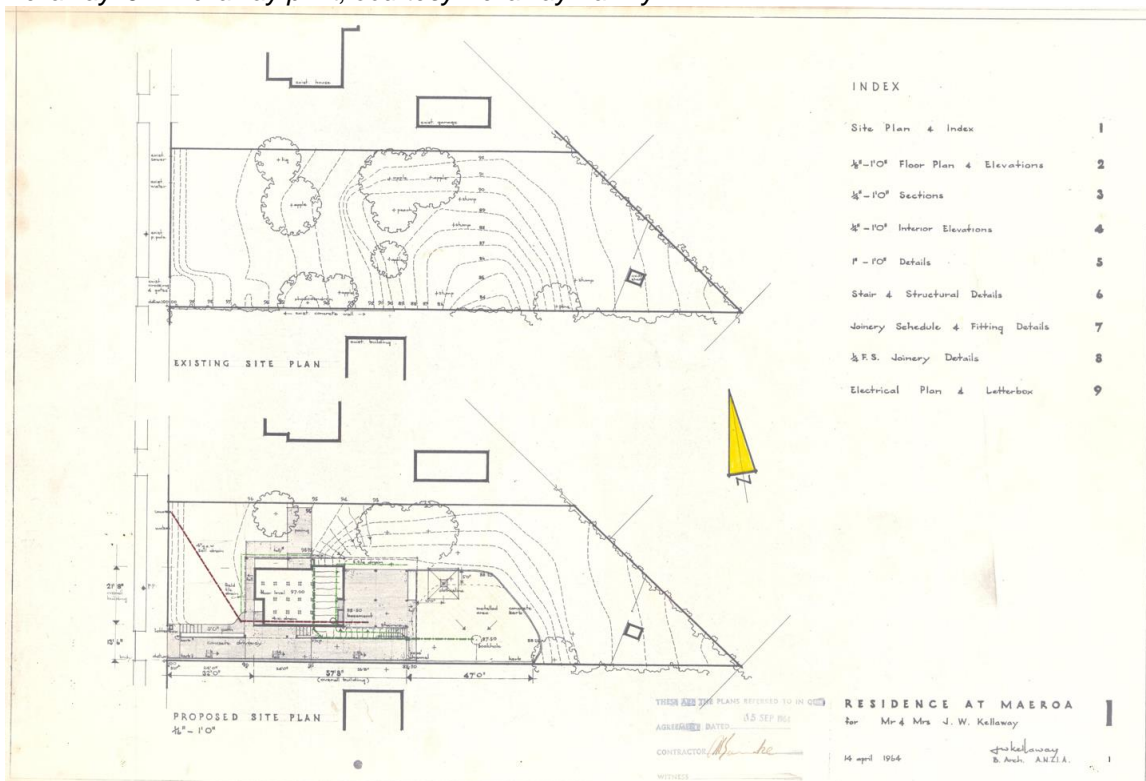
Aerial photo showing 121 Maeroa Road, Maeroa, Hamilton. Hamilton Urban Aerial Photos (2023), LINZ Data Services.¹⁰

⁹ Hamilton Urban Aerial Photos (2023), LINZ Data Services <https://data.linz.govt.nz/data/?geotag=global%2Foceania%2Fnew-zealand%2Fwaikato%2Fhamilton-city> Accessed August 2023.

¹⁰ Hamilton Urban Aerial Photos (2023), LINZ Data Services <https://data.linz.govt.nz/data/?geotag=global%2Foceania%2Fnew-zealand%2Fwaikato%2Fhamilton-city>



Warwick Kellaway's original 1964 plans and elevations for Residence at Maeroa for Mr and Mrs J Kellaway. JW Kellaway print, courtesy Kellaway Family.



Warwick Kellaway's original site plan for Residence at Maeroa for Mr and Mrs J Kellaway. JW Kellaway print, courtesy Kellaway Family.

Description



The Kellaway Residence in 1965, looking to the north elevation. Fruit trees from the earlier farm property still remain at left. J W Kellaway Image, courtesy of the Kellaway Family.

Based on economic and efficient modernist design principles, the house is rectangular in plan with a simple gabled roof extended to form a verandah. Designed to take advantage of the sloping site, the driveway is located to the south side providing access to the rear of the site and parking under the house. The main floor level extends above the sloping site, supported on beams and cross-braced steel posts at the rear. The integrated verandahs were an important feature of the design, providing shelter from the elements and reflecting examples observed in early New Zealand houses as well as historic buildings on Norfolk Island.¹¹

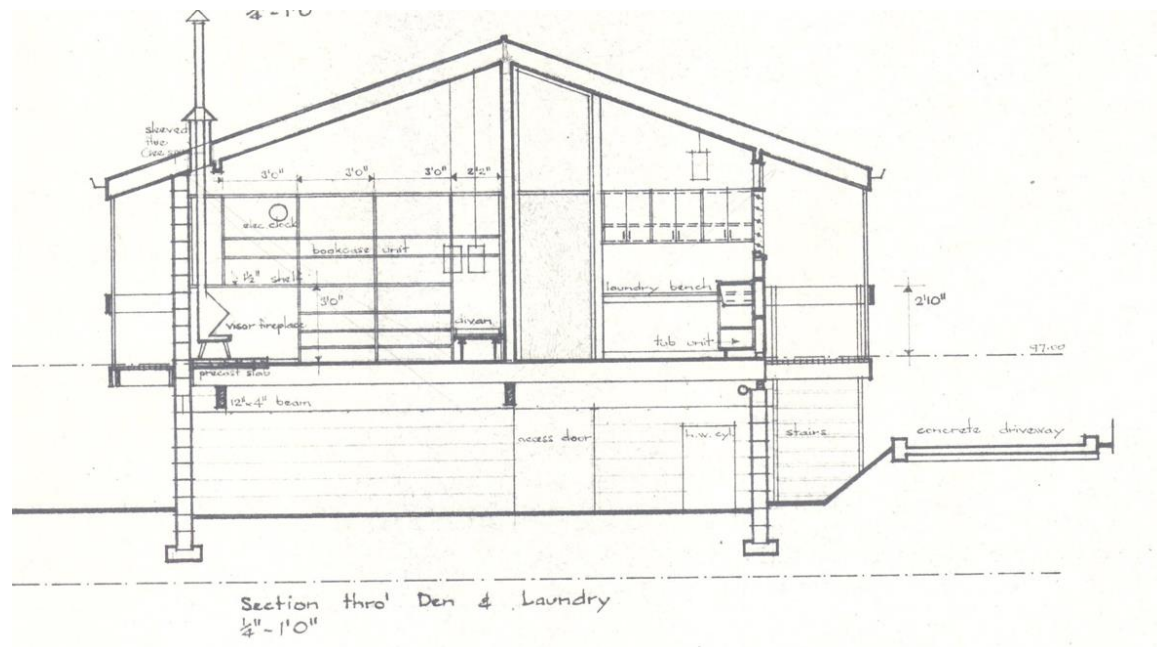
The house has open plan T-shaped kitchen and living areas at the northwest end; opening in part to the north verandah, and incorporating a den with a fireplace alcove and book shelves. A central wall follows the ridgeline, with bedrooms, bathroom and laundry located to the east end. Warwick Kellaway had developed a 3-foot design module, based on its practical benefits for human use, for shelves and fittings, doors, and wall panels. This modular system was applied to the design of his house. (Refer to original architectural drawings in the appendices)

Materials were generally conventional for the time. The house is constructed with treated pine framing, corrugated zinc roofing, concrete block, stained rough sawn Cedar weatherboards, painted panels and heart Rimu window and door joinery. The elevations are simply and elegantly designed with large, glazed timber sliding doors and glazing to gable ends. Use of the modular grid based on materials sheet sizes was uncommon at the time, as was the use of cross-braced steel posts supporting the elevated east end.

¹¹ The Story of the Kellaway Residence, JW Kellaway, 2023.

Inside the house is built with heart Rimu flooring, and Gib board ceilings following the medium pitch of the roof. Walls are typically Gib board lined, with painted concrete block to the fireplace alcove. The interior was thoughtfully designed with shelving and other built in fittings, Rimu panelling and shelving in the den.

In the 1970s one of the carport bays under the house was enclosed as a rumpus room.



Three-foot module used for shelving in the den. Warwick Kellaway's original section through den and laundry for Residence at Maeroa for Mr and Mrs J Kellaway. JW Kellaway print, courtesy Kellaway Family.

4. Significance criteria

An assessment against heritage criteria in the Hamilton District Plan is set out below.

a) Historic Qualities

i) Associative Value: The Historic Place has a direct association with or relationship to, a person, group, institution, event or activity that is of historical significance to Hamilton, the Waikato or New Zealand.

The house at 121 Maeroa Road is of *Moderate local significance* for its historic values, associated with Hamilton architect Warwick Kellaway who has made an important contribution to the architecture of the Waikato. In his role as the lead design architect for the South Auckland Education Board, Warwick Kellaway designed an extensive range of school buildings in the 1960s and 1970s and was at the forefront of design for modular and relocatable classrooms. He helped transform the earlier prefab model into an efficient system of well-designed, mass-produced, transportable modular classrooms. The South Auckland Education Board's work has been recognized with several awards. The house was designed by Warwick for him and his wife Diana, who was well known in Waikato for her skills as a weaver and spinner. The house has a long association with the Kellaway family, remaining the family home since 1964.

ii) Historic Pattern: The Historic Place is associated with broad patterns of local, regional or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.

The place is associated with the suburban expansion of Hamilton in the early to mid-twentieth century, when farmland in the Maeroa area to the west of Hamilton city was progressively subdivided for residential development.

b) Physical/ Aesthetic / Architectural Qualities:

i Style/Design/Type:

The style of the Historic Place is representative of a significant development period in the city, region and or the nation; The Historic Place is associated with a significant activity, reflected in its design, function or type. The Historic Place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, massing, scale, proportions materials, ornamentation, period, craftsmanship, or other design element.

The house is of Moderate local significance for its mid-century architectural design by architect Warwick Kellaway as the home designed for himself and his wife Diana. The Kellaway Residence in Maeroa Road demonstrates design philosophy developed in Warwick's educational projects, using a modular system to create a cost-effective and elegant building form and plan, using light construction and a simple palette of materials. Other key design elements include integrated verandahs, generous windows and sliding doors and glazing to gabled ends, providing good natural light and a connection to the outdoors. The interior was carefully designed with open plan kitchen and living spaces and built-in timber shelving, paneling and other fittings.

ii Designer or Builder:

The architect, designer, engineer or builder for the Historic Place was a notable practitioner or made a significant contribution to the city, region or nation, and the place enlarges understanding of their work.

Warwick Kellaway is a significant for his contribution to the architecture of the Waikato region. He designed an extensive range of school buildings in the 1960s and 1970s in his role as the lead design architect for the South Auckland Education Board, progressing the design of educational spaces well suited for learning. Warwick was at the forefront of design for modular and relocatable classrooms. He helped transform the earlier prefab model into an efficient system of well-designed, mass-produced, transportable modular classrooms. He designed Deanwell School, the first open-plan school in New Zealand.

iii Rarity:

The Historic Place or elements of it are unique, uncommon or rare at a local, district or national level, or in relation to particular historic themes.

Not considered applicable

Iv Integrity:

The Historic Place has integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out.

The house at 121 Maeroa Road is significant for its integrity, retaining its original architectural design with limited change.

c) Context or Group Values

i The physical and visual character of the site or setting of the Historic Place is of importance to the value of the place;

ii The Historic Place is an important visual landmark or feature

iii The Historic Place makes an important contribution to the continuity or character of the street, neighbourhood, area or landscape.

iv The Historic Place is part of a group or collection of places which together have a coherence because of such factors as history, age, appearance, style, scale, materials, proximity or use, landscape or setting which, when considered as a whole, amplify the heritage values of the place and group/ landscape or extend its significance,

Not considered applicable. The house is a good representative example of 1960s residential character evident in Hamilton.

d) Technological Qualities:

The Historic Place is representative of innovative or important methods of construction, contains unusual construction materials, is an early example of the use of a particular construction technique or has potential to contribute information about technological or engineering history.

The house provides an example of typical domestic timber construction for the 1960s, carefully designed and detailed based on modular system applied by Warwick Kellaway.

e) Archaeological Qualities:

i The potential of the Historic Place to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.

ii The potential of the Historic Place to provide evidence to address archaeological research questions.

(No known evidence; not assessed as part of this evaluation).

iii The Historic Place is registered by the New Zealand Historic Places Trust for its archaeological values or is recorded by the New Zealand Archaeological Association Site Recoding Scheme, or is an 'archaeological site' as defined by the NZHPT Act.

No

f) Cultural Qualities:

The Historic Place is important as a focus of cultural sentiment; The Historic Place significantly contributes to community identity or sense of place or provides evidence of cultural or historical continuity, the Historic Place has symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. The interpretative capacity of the Historic Place can potentially increase understanding of past lifestyles or events.

Not considered applicable

g) Scientific Qualities:

The potential for the Historic Place to contribute information about an historic figure, event, phase or activity. The degree to which the Historic Place may contribute further information and the importance, rarity, quality or representativeness of the data involved.

Not considered applicable

Summary of assessed significance and recommended management

Based on the assessment undertaken, scheduling of the house at 121 Maeroa Road in Category B is supported. It is considered to be of Moderate local significance in relation to the following criteria:

- a) Historic Qualities; Moderate local value,
- b) Physical/Aesthetic / Architectural Qualities; Moderate local value

5. Statement of significance

The house at 121 Maeroa Road is considered to be of *Moderate local historic significance* for its association with Warwick Kellaway, who is a notable Hamilton architect, who in his role as lead design architect for the South Auckland Education Board made an important contribution to educational architecture. The house is of *Moderate local significance* for its Physical, aesthetic and architectural qualities. It is a good representative example of mid-century architect-designed home in Maeroa, Hamilton. It is significant for its architectural design by Warwick Kellaway, reflecting the design principles used in his educational projects. The house demonstrates use of a modular system to create a cost-effective and elegant building form and plan, using light construction and a simple palette of materials. Other key design elements include integrated verandahs, and generous fenestration providing good natural light, open plan living area and connection to the outdoors. It is of some value for its contribution to the surrounding context, providing evidence of the historic pattern of development in Maeroa.

6. Recommendations

Based on the preceding evaluation it is considered that the building meets the threshold for scheduling as a Historic Place: Category B. The extent of place proposed for scheduling includes the area included within the property title which includes the house, and its landscape setting.

Author: J Matthews, Matthews & Matthews Architects Ltd.

Date: 22 09 23

Appendix 1 Certificate of Titles



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD**

**Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017**



R.W. Muir
Registrar-General
of Land

Identifier SA2D/516
Land Registration District South Auckland
Date Issued 02 December 1963

Prior References

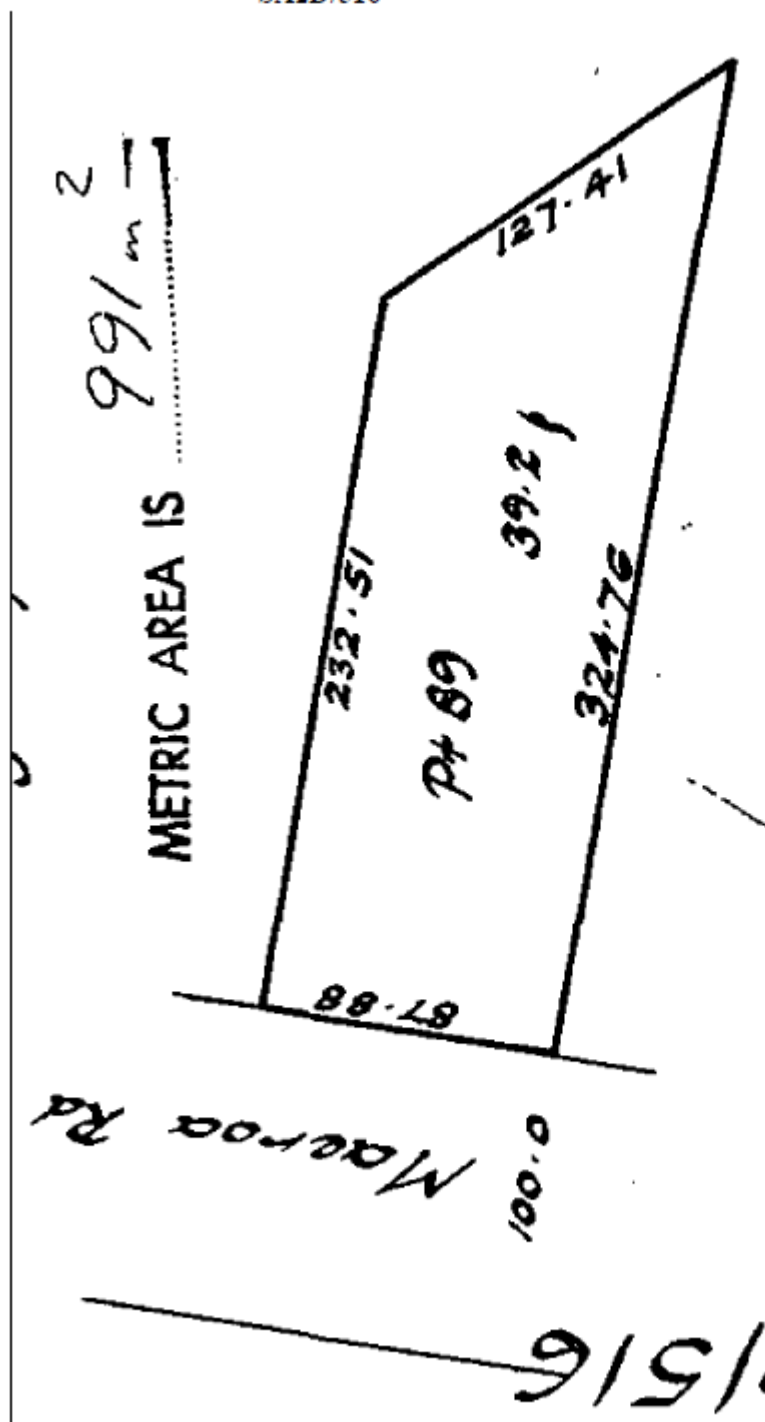
SA824/200

Estate Fee Simple
Area 991 square metres more or less
Legal Description Part Lot 89 Deposited Plan 13131

Registered Owners

Diana Kellaway, John Warwick Kellaway and Tompkins Wake Trustees 2015 Limited

Interests





**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Historical Search Copy**




R. W. Muir
Registrar-General
of Land

Constituted as a Record of Title pursuant to Sections 7 and 12 of the Land Transfer Act 2017 - 12 November 2018

Identifier **SA2D/516**
Land Registration District **South Auckland**
Date Issued 02 December 1963

Prior References
SA824/200

Estate Fee Simple
Area 991 square metres more or less
Legal Description Part Allotment 89 Deposited Plan 13131
Original Registered Owners
John Warwick Kellaway, Diana Kellaway and Lesley Catherine Yelash

Interests

H836672 Mortgage to National Australia Bank (NZ) Limited - 18.11.1988 at 9:01 am
7789819.1 Departmental dealing correcting the legal description Part Lot 89 DP 13131 - 18.4.2008 at 10:38 am
10220087.2 Discharge of Mortgage H836672 - 17.3.2016 at 12:11 pm
10220087.3 Transfer to Diana Kellaway, John Warwick Kellaway and Tompkins Wake Trustees 2015 Limited - 17.3.2016 at 12:11 pm
11538391.1 Transmission to John Warwick Kellaway and Tompkins Wake Trustees 2015 Limited as survivor(s) - 7.7.2020 at 2:45 pm

Reference:
Prior C/T. 824/200

Transfer No. S. 273066
N/C. Order No.



Land and Deeds 09

REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 2nd day of December, one thousand nine hundred and sixty three
under the seal of the District Land Registrar of the Land Registration District of South Auckland

WITNESSETH that JOHN WARWICK KELLAWAY of Hamilton Architect

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 39.2 PERCHES more or less being part Allotment 89 on Deposited Plan 13131 and being part Allotment 37 Parish of Puketapu.



Assistant Land Registrar

S.308167 Mortgage to Australian Mutual
Provident Society produced 18.11.1988 at 9.01 o/c
at 10.40 o/c. 21.3.1995
for A.L.R.

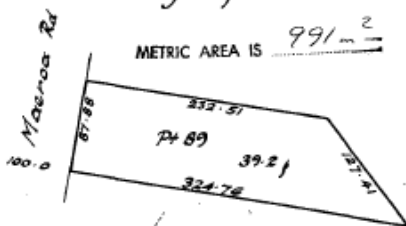
H.836672 Mortgage to National Australia Bank
(NZ) Limited produced 18.11.1988 at 9.01 o/c
for A.L.R.

B.400947.1 Transfer of a 1/2 share to Diana
Kellaway of Hamilton married woman -
4.3.1997 at 11.00 o/c

B.400947.2 Transfer to John Warwick
Kellaway and Diana Kellaway both abovenamed
and to Lesley Catherine Yelash of Hamilton
customer services consultant - 4.3.1997 at
11.00 o/c

for A.L.R.

City of Hamilton

METRIC AREA IS 991 m²

Scale: 1 inch = one chain



Register copy for L. & D. 69, 71, 72

NEW ZEALAND

SOUTH

Vol. 810, Folio 264
Transfer No. 379983
Application No.
Order for N.O. No.



Vol. 824, folio 200.

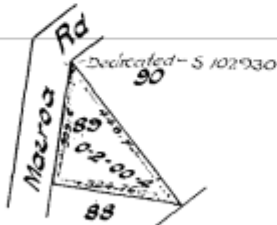
CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate, dated the tenth day of November, one thousand nine hundred and forty-four
under the hand and seal of the District Land Registrar of the Land Registration District of AUCKLAND (Witnesseth that
HAROLD WILLIAM STOKES of Hamilton, Carrier,

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon; subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered GREEN, be the several admeasurements a little more or less, that is to say: All that parcel of land containing two rods and four tenths of a perch more or less being Lot eighty-nine (89) on a plan deposited in the Land Registry Office at Auckland as No. 43434 (Town of Frankton Extension No. 43) and being part of Allotment 37 of the Parish of Pukete.

as Correct 23-7-62.

Blk. XIII. Komakorau



8 2 004
8 6 303 - S 102930
8 2 007



Scale = 2 Chains to an Inch

53

53

5.102930 Transfer dedicating part as a public street. Produced 11.4.1950 at 9.10.02.

Continued

Assistant District Land Registrar

The provisions of sections 16 and 17 of the Land Act, 1924, are applicable to the above-described land.

Asst. L.R.

Mortgage No. 293652 Harold William Stokes to The State Advances Corporation of New Zealand. Produced 10th November 1944 at 11.18 a.m.

Asst. L.R.

Mortgage No. 293653 Harold William Stokes to The State Advances Corporation of New Zealand. Produced 10th November 1944 at 11.20 a.m.

Asst. L.R.

Variation of Terms of Mortgage 293652 Produced 12.8.1945 at 2.20 p.m.

S.7938. Transfer Harold William Stokes to James Gibson Hodge of Hamilton, salesman. Produced 19.10.1950 at 11.48 a.m.

S.7939. Mortgage James Gibson Hodge to The Auckland Provident Society. Produced 11.4.1950 at 11.49 a.m.

S.84179. Transfer James Gibson Hodge to Leonard Owen Brown of Hamilton, owner and here Hazel Brown, his wife. Produced 16.3.1954 at 12.30 a.m.

Discharge of Mortgage S.7939 as to part. Produced 8.4.1950 at 9.10 a.m.

Asst. L.R.

Asst. L.R.

Asst. L.R.

1273066 transfer of part to John
 Warwick Kelloway producing
 2.12.1963 at 1.45 oil *ALR*
 2D/516 } cancelled date
 NCO 1273064 } residue and
 2.12.1963 } b.T. 28/515 issued
ALR

820/200

Cancelled



Appendix 2 Photos



View to front elevation.



Front entrance



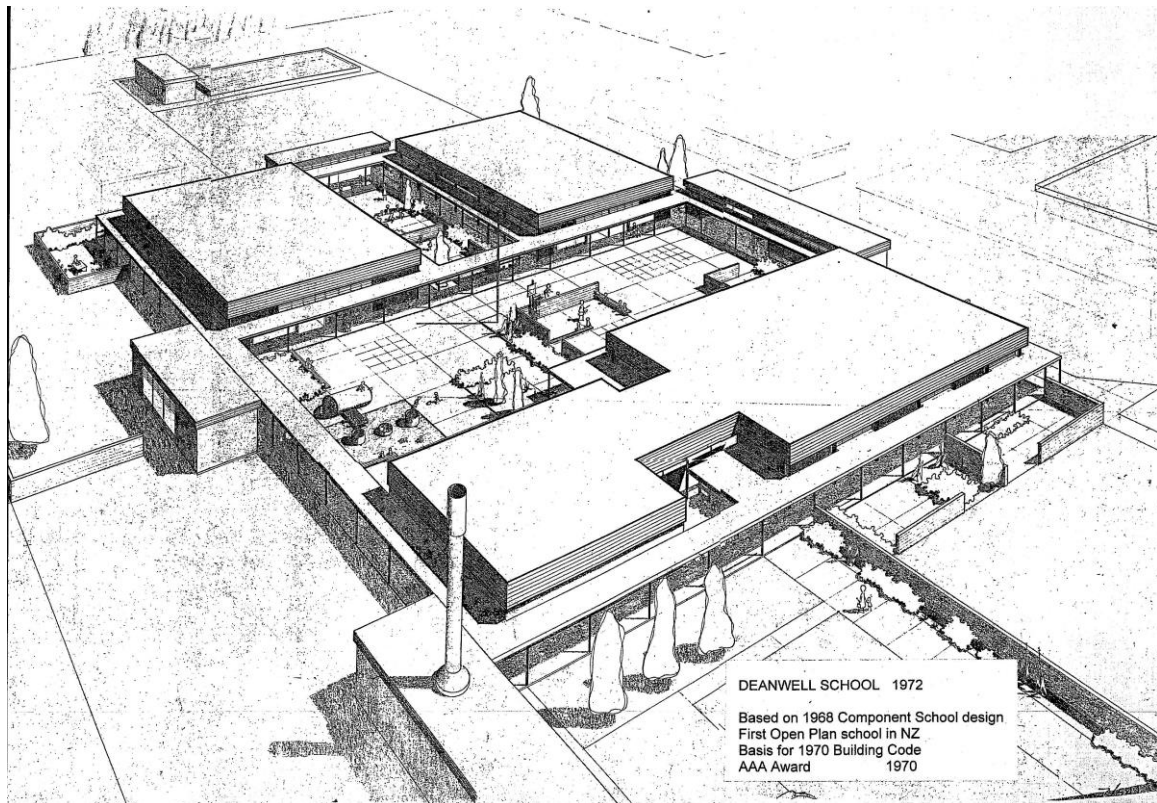
Entry to south side



Architect, Warwick Kellaway, outside his home at 121 Maeroa Road, September 2023.



Interior view of the open plan kitchen, dining and living area with original panelling, shelving and kitchen fittings.



Drawing for Deanwell School, 1972. Courtesy Warwick Kellaway.



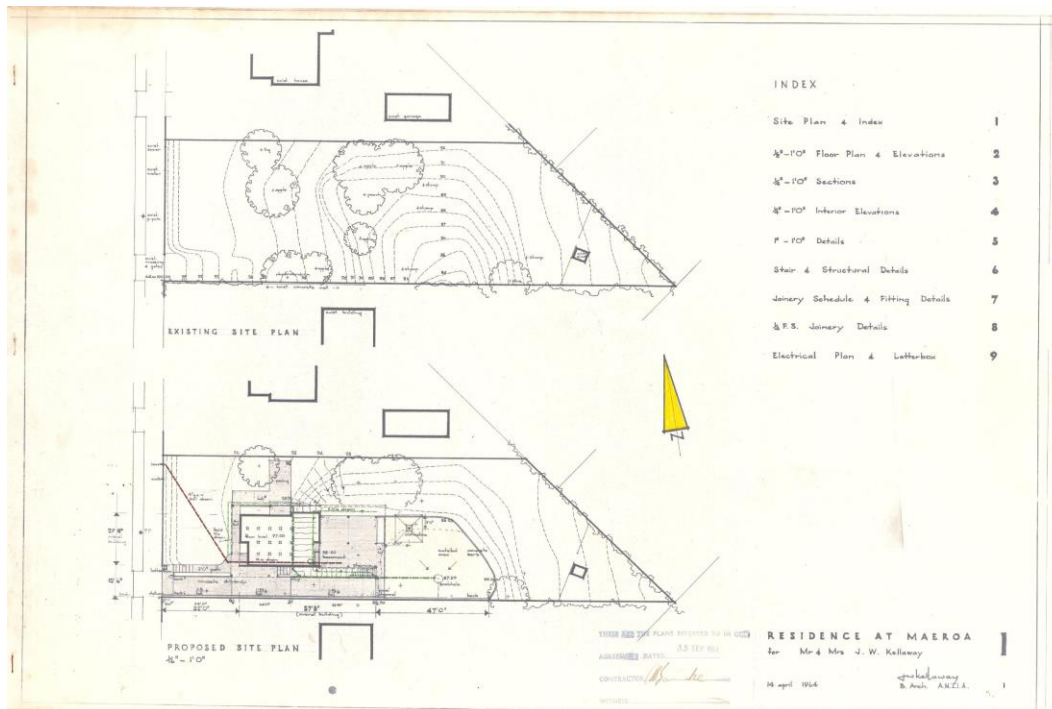
1973, Deanwell School. Image Warwick Kellaway.



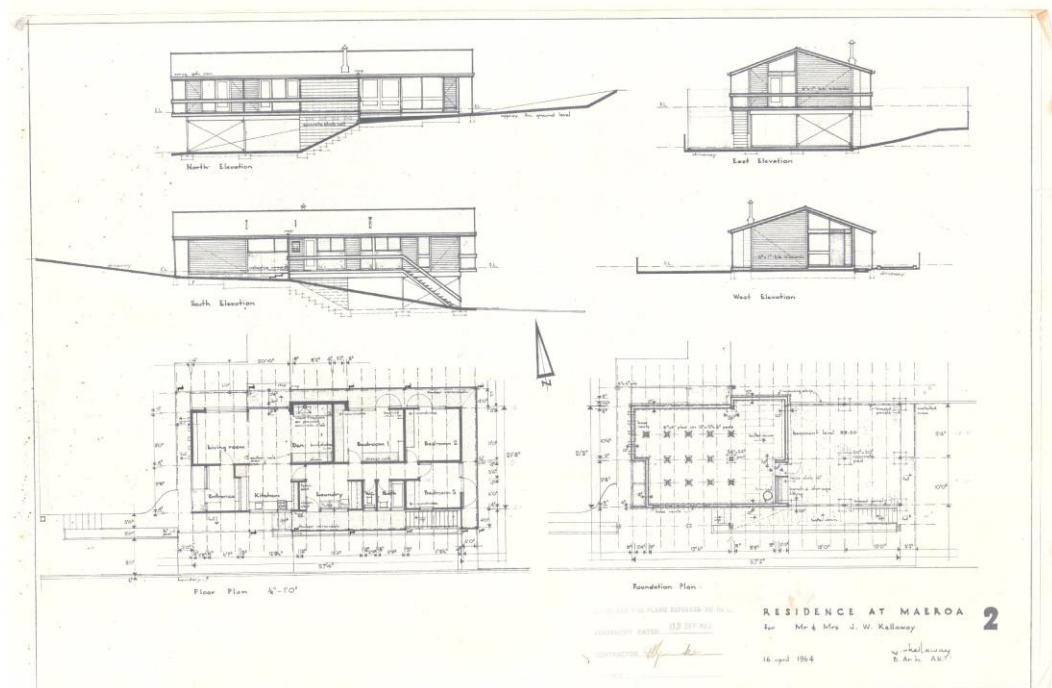
Warwick and Diana Kellaway who were married at St David's Church in Khyber Pass, Auckland in 1963.

Appendix 3- Original Drawings, Warwick Kellaway for Residence at Maeroa

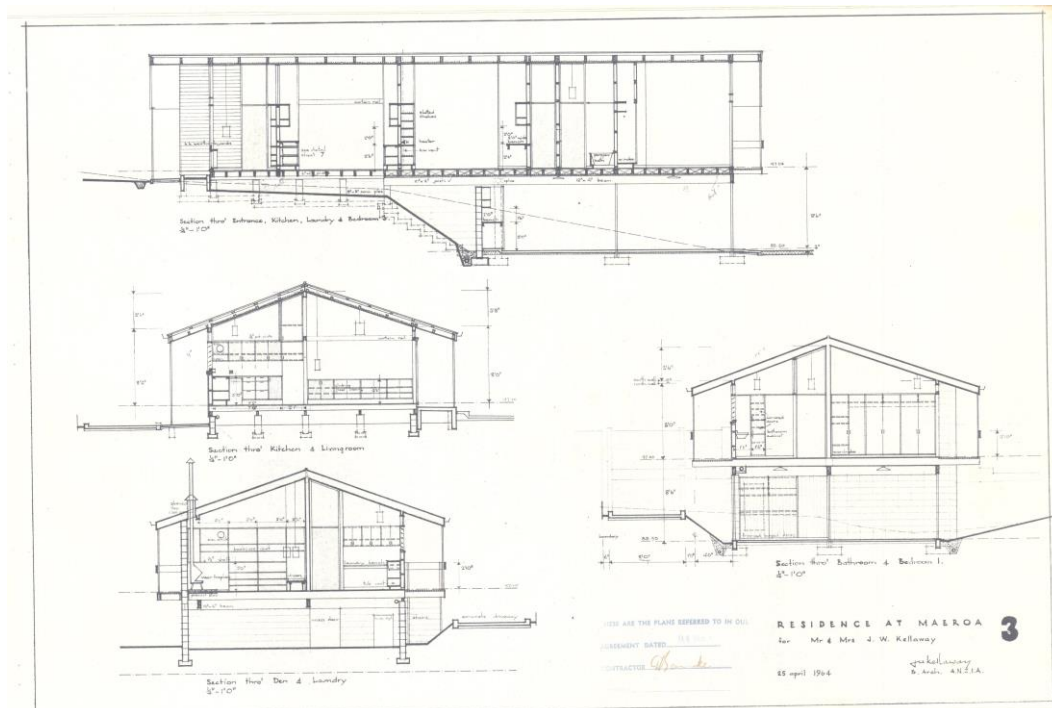
Warwick Kellaway's original 1964 architectural drawings for Residence at Maeroa for Mr and Mrs J Kellaway. Scans of JW Kellaway prints, courtesy Kellaway Family



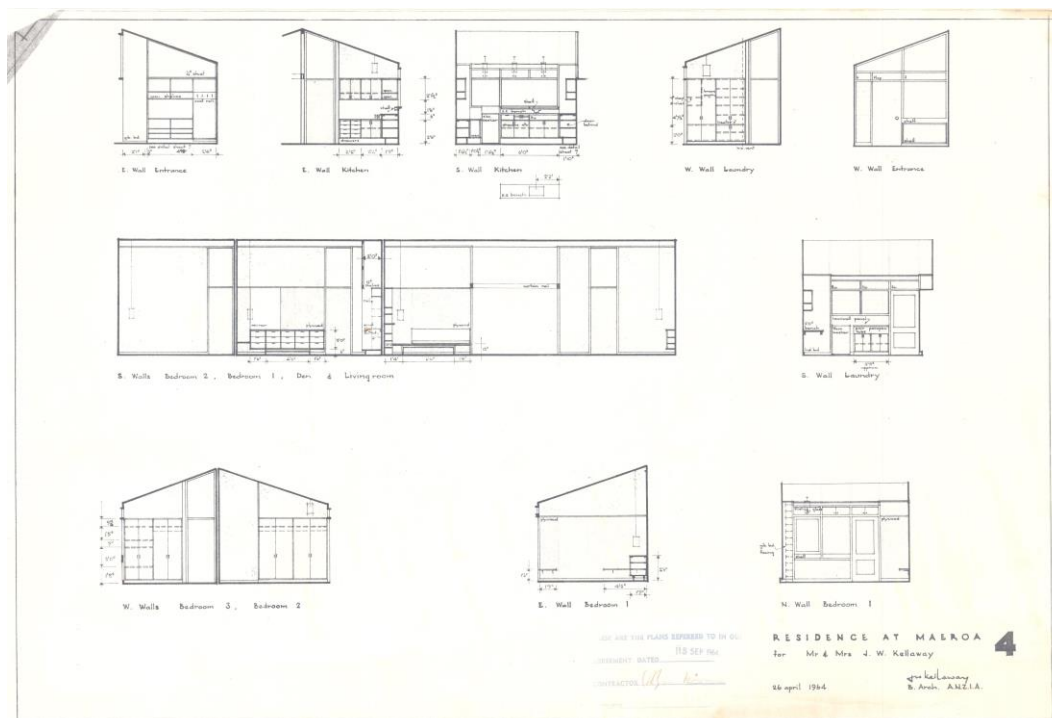
1 Site plan



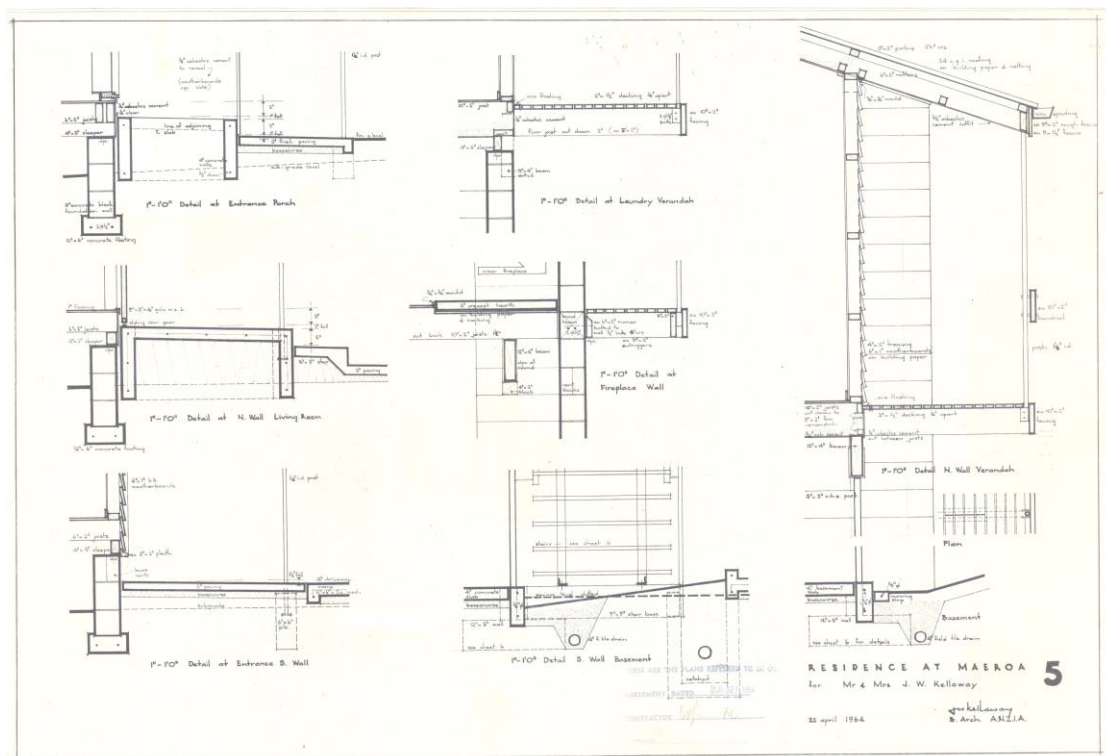
2 Floor plan and elevations



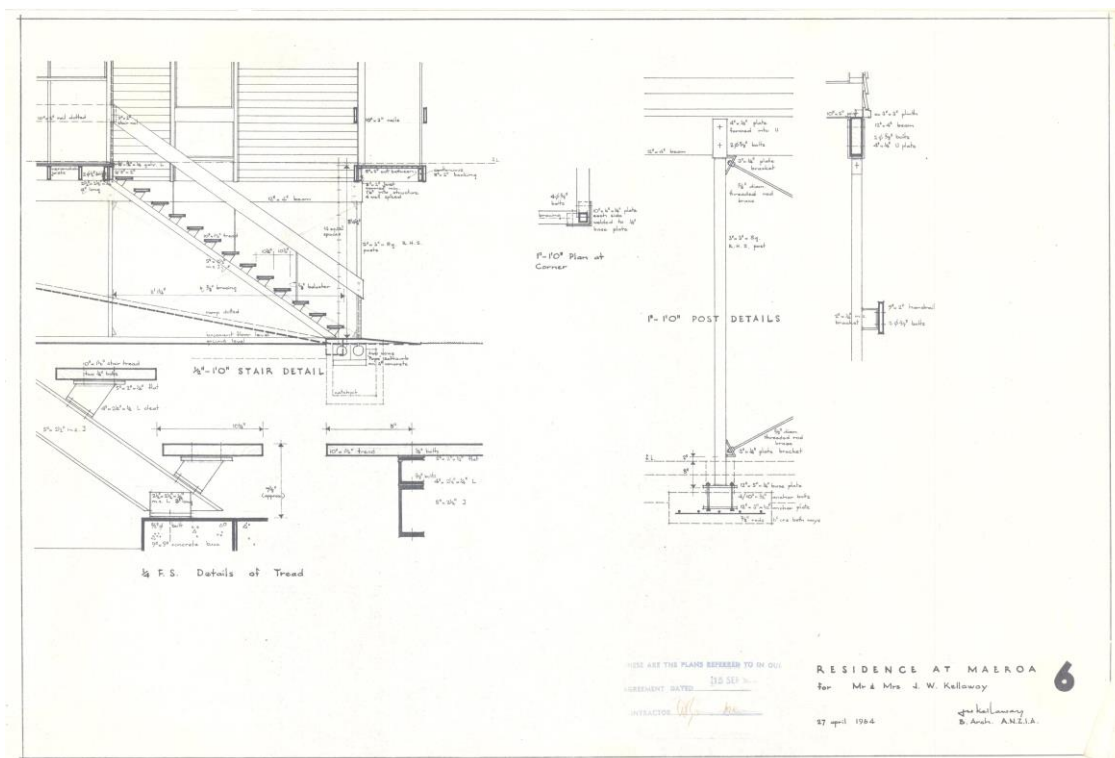
3 Sections



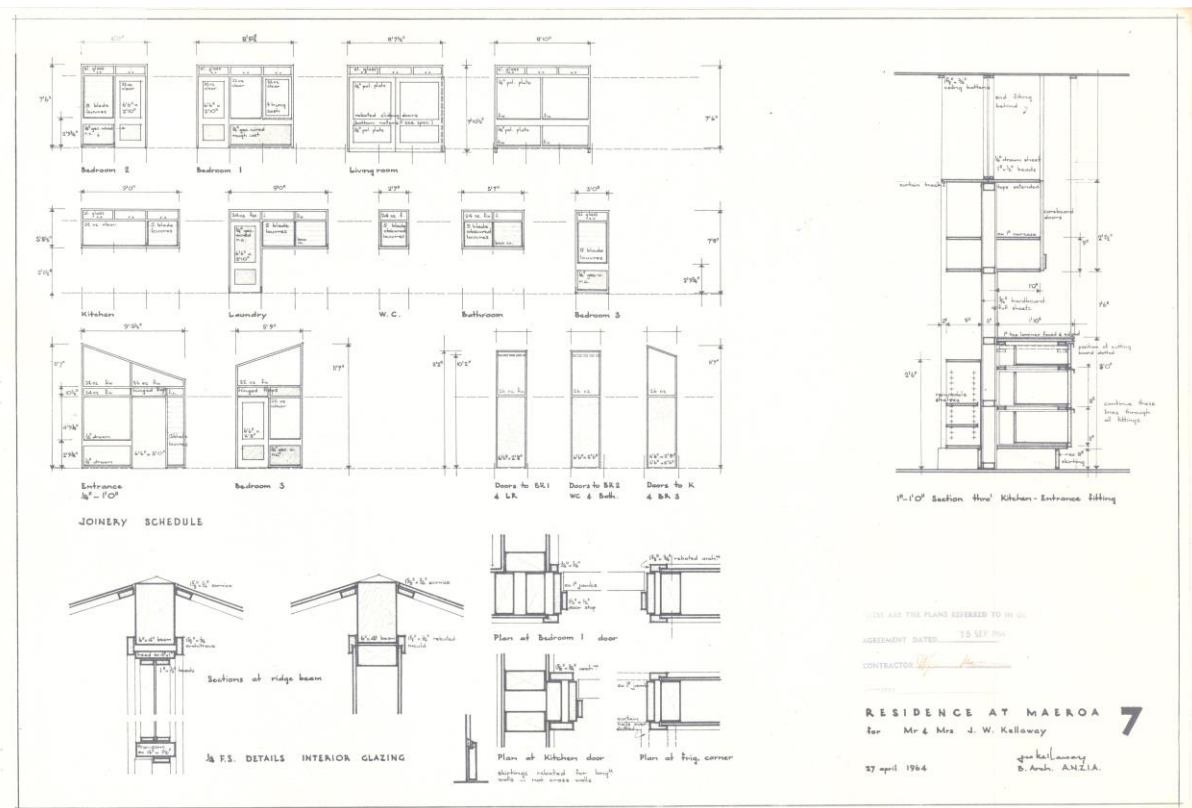
4 Interior Elevations



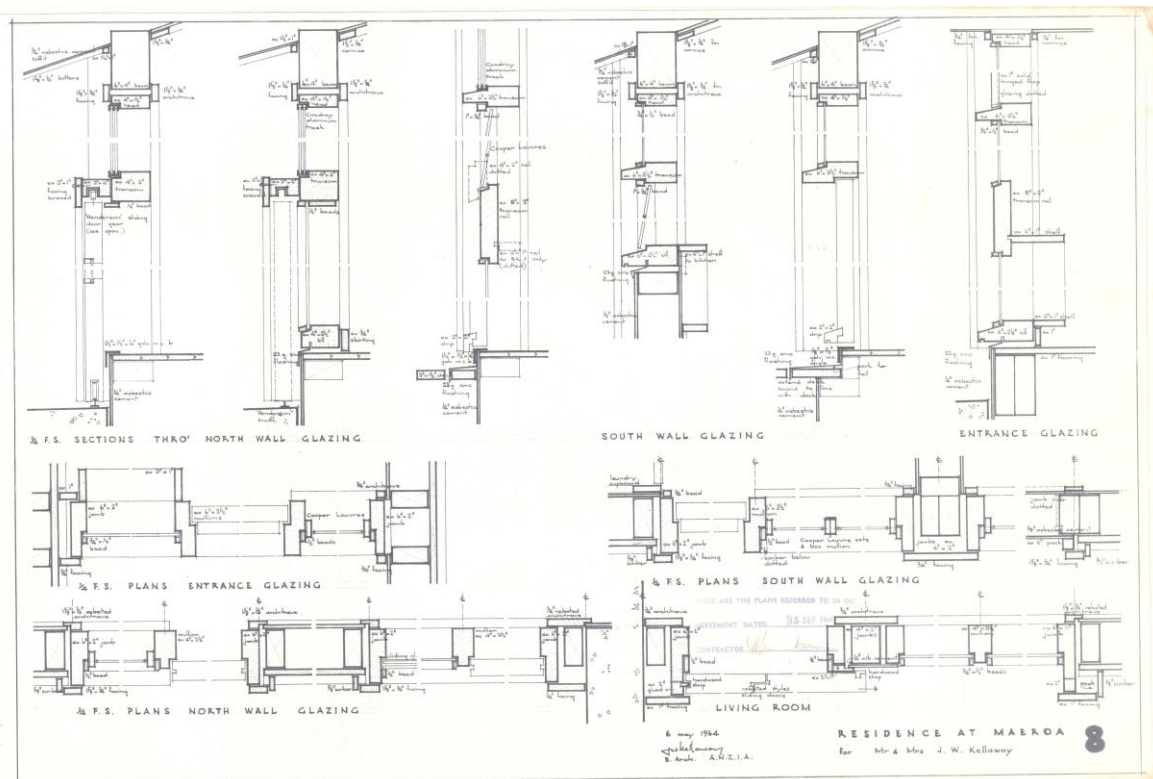
5 Details



6 Structural details



7 Joinery Schedule and details



8 Joinery Details

