

Appendix DG1 - Character Cluster Statements

DG1.1 Introduction

DG1.1.1 The statements included below explain the specific elements of character that are to be maintained in each character cluster. This information is to be read in conjunction with the objectives, policies and rules in Section 2 – Residential Zone and the associated assessment criteria in Section 21 – Assessment Criteria and Information Requirements.

Te Awamutu: College Street Cluster

DG1.1.2 This group of houses is located within sight of each other on a wide tree lined street and includes listed heritage houses. These large, well maintained wooden houses were constructed from the late 1800 onwards.

DG1.1.3 The houses all have matching garages, multi pitch roofs, several chimneys and porches; however, the entrances into the houses are not a pronounced part of the design.

DG1.1.4 It is anticipated that new development would have matching garages, multi pitch roofs, porches and possibly chimneys.

Cambridge: Queen Street Cluster

DG1.1.5 This cluster is located in Queen Street between Bryce Street and Grey Street. These single level wooden dwellings are a group of larger villas on the southern side of Queen Street.

DG1.1.6 The cluster has very little modification and includes a listed heritage building. The group of houses is located the same distance back from the front boundary amidst landscaped gardens with the front doors and large windows facing the street.

DG1.1.7 It is anticipated that new development will maintain the single level scale of dwelling. External cladding would be weatherboard or similar in appearance with a front door, porch and glazing facing to the street.

Victoria Street Cluster (between Hamilton Road and Victoria Street)

DG1.1.8 This character cluster features an eclectic range of houses between one and two stories in height in a variety of building styles ranging from early cottages and villas to 1960's show homes. There are a number of listed heritage houses within the cluster area.

DG1.1.9 This diverse range of well maintained houses has a pleasing uniformity through similar setback from the street, houses directly fronting the street and pronounced front entrances. Many of the dwellings have verandahs or porches.

DG1.1.10 It is anticipated that new development will maintain the single or one and a half level scale of dwelling. External cladding would be similar to immediately surrounding houses with a front door, porch and glazing facing to the street.

Princes Street Cluster (between Thornton Road and Stafford Street)

- DG1.1.11 This character cluster of well maintained houses on the northern side of Princess Street contains three listed heritage buildings. While the group of houses includes both single and double storey structures with differing building materials, they are unified by the similarities of verandahs/porches and a good setback from the street. The sites all contain significant levels of planting.
- DG1.1.12 It is anticipated that new development will maintain the single or two level scale of dwelling. External cladding would be similar to immediately surrounding houses with a front door, porch and glazing facing to the street.

Princes Street Cluster (between Grosvenor and Weld Streets)

- DG1.1.13 This small group of wooden villas on the southern side of Princess Street includes one listed heritage building. The villas are set back a similar distance in their respective sites, all face the street with front doors and glazing facing the street.
- DG1.1.14 It is anticipated that new development will maintain the single level scale of dwelling. External cladding would be weatherboard or similar in appearance with a front door, porch and glazing facing to the street.

Grosvenor Street Cluster (between Princes and William Streets)

- DG1.1.15 This cluster of single level brick dwellings were some of the first state houses to be constructed in Cambridge and include a duplex. Some of the dwellings have been modified.
- DG1.1.16 It is anticipated that new development will maintain the single level scale of dwelling with smaller rather than larger windows. External cladding would be brick or similar in appearance.

Bowen Street Cluster (between William and King Streets)

- DG1.1.17 These clusters of single level dwellings, predominantly constructed of wooden weatherboards, were some of the first state houses to be constructed in Cambridge. While some of the dwellings have been renovated, they have few external modifications.
- DG1.1.18 It is anticipated that new development will maintain the single level scale of dwelling with smaller rather than larger windows. External cladding would be weatherboard or similar in appearance.