



# CHARACTER AREA REVIEW FOR WAIPA DISTRICT COUNCIL

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**KIHIKIHI**



**TE AWAMUTU**



**CAMBRIDGE**



**LEAMINGTON**



## 1. INTRODUCTION

1.1. Waipa District Council has commissioned Paua Architects Ltd to undertake a high-level urban and architectural review across Kihikihi, Te Awamutu, Cambridge and Leamington to inform any proposed 'qualifying area' exemptions to protect or retain character areas under the Resource Management (Enabling Housing Supply and Other Matters) Act.

The review comprises:

- 1.1.1. An outline of characteristics that make up residential character,
  - 1.1.2. A review of existing residential character areas,
  - 1.1.3. A review of well-defined residential 'character' areas (clusters) in the above towns,
  - 1.1.4. Recommendations for any changes around 'character areas', with supporting evidence.
- 1.2. The report addresses the question of 'character' in the built environment, makes recommendations, and briefly discusses the character and opportunities of each of the towns.
- 1.3. The appendix includes District Plan maps indicating proposed changes reflecting this review, and includes - for reference - the current ODP maps. In particular, the appendix describes many character houses and residential character areas reviewed within each of the towns, and their attributes, with recommendations.

1.4. The report is limited in nature owing to the tight timeframe for the review and reporting work, and therefore there will be some character houses and character residential areas that have been overlooked. However, we suggest below a broader rule in relation to buildings and properties of the 1930's and earlier to give guidance in evaluating issues around development.

1.5. Cambridge and Leamington have been separately identified and reported upon, owing to their geographical separation by the Waikato River, their population size and area, and their different settlement characteristics. Cambridge and Leamington were separate town boroughs until 1958.



## 2. REVIEW METHODOLOGY

- 2.1. Operative District Plan planning maps for the urban residential zones for the townships of Kihikihi, Te Awamutu, Cambridge and Leamington were reviewed.
- 2.2. Relevant ODP rules, appendices, and the Town Concept plan of Kihikihi were reviewed.
- 2.3. Physical street review of residential areas, sighting and commenting upon:
  - Properties, heritage items, and clusters within the District Plan schedules,
  - Properties, heritage items, and clusters not identified in District Plan schedules,
  - Neighbourhood subdivisions dating from approximately 1990 were not reviewed or visited as many of these property lot sizes are unlikely to easily sustain an additional dwelling. It was also considered unlikely that dwellings in those areas would currently fit within a traditional 'character' definition.
- 2.4. Review of issues raised in the Hill Cooper Young "Issues and Options" paper (V5 dated February 2022), as a primary reference document on:
  - the National Policy Statement - Urban Development (NPS-UD), and
  - the Medium Density Residential Standards (MDRS) within, and
  - the Resource Management (Enabling Housing Supply and other Matters) Act (EHS).

## 3. CHARACTERISTICS

- 3.1. It is important that town environments enhance social outcomes for a community, reflect the culture of a place and people, and facilitate the good physical and mental health of residents. The built and landscaped environment and its architecture are a reflection and repository of a town and its aspirations, and therefore affording ongoing meaningful consideration to what makes up those environments is important.
- 3.2. Neither the terms '**Character**' or '**Residential Character**' are defined in the Waipa Operative District Plan, the Resource Management Act 1991, or the ICOMOS (the International Council on Monuments and Sites) NZ Charter (2010).
- 3.3. However, the ICOMOS NZ Charter does define 'Cultural Heritage Value', as below, and in architectural terms, it covers 'character' in meaning, as architecture looks to touch and express each of these endeavours.

*"Cultural heritage value means possessing aesthetic, archaeological, architectural, commemorative, functional, historical, landscape, monumental, scientific, social, spiritual, symbolic, technological, traditional, or other tangible or intangible values, associated with human activity."*



- 3.4. The identity and character of a town and a place is expressed by its landscape, local ecology, urban design, architectural design, and the culture of its people. Comparisons of the diverse identity of New Zealand towns and cities include Arrowtown, Whanganui, Auckland, Rotorua and Dunedin, as examples, and much of that is expressed in their architectural character, and that character marks the history of those places and their people.
- 3.5. The early formation and later consolidation of these townships is typified by timber villas and bungalows (dating to around the mid-1930's), and this is what many people consider to comprise 'character architecture' and the identity of New Zealand towns and cities, although - clearly - architectural character goes beyond this.
- 3.6. In the most straightforward terms, architectural character is in seeing the eye, the intellectual and the aesthetic intention, the hand, the skill and the quality craft of the designer and the builder in the execution of the building and an environment. It is also the building's placement on a site and relationship with the landscape and neighbourhood context, its planning, composition and scale, and its detail and use of materials. It is also in how the occupants are to inhabit the house and how they shape the landscape.
- 3.7. It is therefore important to understand that a character building and residential character are not seen in isolation; that the building itself is not the sole expression of character, nor by simply retaining a building is character retained.

Character instead occurs, and is perceived, at different levels; firstly the building itself, secondly the immediate grounds, thirdly within the context of the immediate neighbourhood, and lastly, in relation to the fabric of the town.

Therefore preserving the architecture, or an enclave of similar buildings, commonly but not always in the public eye, on the streets, is part of an urban fabric that is the identity of a town or place. A visible heritage or character building makes up the character and identity of a place.

- 3.8. It is also noted that character properties which have been poorly altered over their history, can effectively be restored and remodelled to a style authentic to their original age. A number of buildings and property clusters in Waipa illustrate this. College Street in Te Awamutu, and Thornton Road in Cambridge, include significant examples.
- 3.9. At a residential and neighbourhood level, the landscaped and garden settings within which the residences are established are also part of the context and character of the architecture and the neighbourhood. Many of the early and character houses will have had hedges, floral and vegetable gardens, orchards, lawns and specimen trees planted, and in many cases some aspects remain.

Many mature copper beech, maples, magnolia, weeping elm and golden elm, and occasional individual specimen or stands of native trees (kauri, totara, rimu and kowhai in particular) were observed in the Waipa towns review, and they would be considered to be part of the identity of the properties, character clusters, neighbourhoods and the towns.



In many cases the trees - as well as being landscape features - are landmarks within neighbourhoods and part of wayfinding strategies.

It is noted that this nature environment is home to exotic, native, and indigenous birdlife (and other fauna) and part of wildlife corridors between local wildlife sanctuaries and habitats in Waipa.

3.10. The ICOMOS NZ Charter also notes the purpose of conservation:

*“The purpose of conservation is to care for places of cultural heritage value. In general, such places:*

- (i) have lasting values and can be appreciated in their own right;*
- (ii) inform us about the past and the cultures of those who came before us;*
- (iii) provide tangible evidence of the continuity between past, present, and future;*
- (iv) underpin and reinforce community identity and relationships to ancestors and the land; and*
- (v) provide a measure against which the achievements of the present can be compared.*

*It is the purpose of conservation to retain and reveal such values, and to support the ongoing meanings and functions of places of cultural heritage value, in the interests of present and future generations.”*

3.11. Primary risks to residential character environments in the Waipa townships arising with the implementation of the Enabling Housing Supply and Medium Density Residential Standards lie in:

3.11.1. **Removal.** The complete removal of heritage/ character buildings and their landscape settings to allow for replacement developments,

3.11.2. **Adverse alterations.** The partial demolition and / or unsympathetic alteration of character residences to facilitate additional dwellings on a site,

3.11.3. **Crowding.** The construction of new dwellings on the property in very close proximity to character buildings will compromise the character and setting of the building, owing to the physical proximity of the buildings, but also the likely marked difference in style and scale,

3.11.4. **Loss of Relevance.** New buildings constructed on the streetside (or a public face) of a character building will visually obscure and effectively remove the character building’s heritage and cultural value from the street and from the town presence and identity,

3.11.5. **Diminishment of Character.** The construction of new developments on immediately adjacent properties to an character building or to a character cluster will potentially compromise the character environment through increased building height, overshadowing, and reduced distance between the buildings.

3.12. Architectural character is a reflection of a people, a culture and technology of a time, and their aspirations. Our architectural and landscaped surrounds make us, and remind us who we are, who our forebears are, and what they have provided for us as a community.



## 4. RECOMMENDATIONS

4.1. It is recognised that many new greenfield areas at the edges of the four Waipa towns are being opened up for new residential developments (either currently, or in deferred zoning), and this will - to an extent - alleviate the immediate need for intensive infill housing.

Nonetheless, there is still pressure and opportunity for properties within the urban residential areas to be developed, either through the addition of new dwellings on sites, or through the removal of existing houses and their replacement with multiple new and smaller residences. Under current and proposed rules, many of those dwellings removed would be character homes that contribute to the identity of the towns.

4.2. The potential outcomes from the changes arising from the NPS-UD and Enabling Housing Supply Act are broad and not refined in ways that would accord with the MfE Urban Design Protocol or international best practice urban and heritage design principles. To meaningfully give effect to the Enabling Housing Supply Act while retaining the identity and liveability of the Waipa towns and character elements, we recommend a multi-faceted strategy

### Character Retention

4.3. It is our recommendation that, unless otherwise stated, all properties already on the heritage schedule remain with heritage registration.

4.4. We recommend that the identified 'character' houses and clusters (indicated on maps in Appendix A, and described in Appendix 3, attached) be considered for inclusion on the Heritage Schedule. As noted above, a number of both stand-alone and heritage cluster houses

that are worthy of further investigation for inclusion on the heritage schedule may have been missed in this review owing to time constraints.

4.5. Given the potential impact of the EHS and MDRS on the identity and character of the Waipa townships, it is also our recommendation that the definition of 'Heritage Item' in the District Plan be widened to include character, beyond significant historical association or architectural merit, so that residential buildings and their property setting from, say, the 1930's and prior, are able to be evaluated in association with any potential alteration or development.

4.6. Owing to the potential extent of development under the MDRS and Enabling Housing Supply Act, it is recommended that properties immediately adjacent to the identified heritage properties require additional consideration in assessing their development. This is so that the neighbouring development is considered in relation to potential effect on the heritage property, and for its contextual design response in regards the heritage item / cluster.

4.7. The ODP currently identifies a broad area of Cambridge as 'Character' (largely bounded by Duke Street, Vogel Street, Taylor Street and Victoria Road). Having physically reviewed this area, but without having read the information supporting for the existing character area, it is our view that this character area perimeter is too broad in scope given the stated intent of the Enabling Housing Supply Act. Instead, retention of more key character properties and enlarged clusters may be achieved by focussing on specific buildings and clusters.



## Guidance

- 4.8. Given the potential effect on lifestyle and privacy, and the requirement of strategies to address the variety of issues relating to density, we recommend that design guides for infill housing be prepared, including design suggestions on developments on or adjacent to heritage properties.
- 4.9. We recommend that consideration be given to the implementation of design review panels comprising professional expertise (eg; in urban design and architecture, te Ao Maori, heritage, landscape architecture and ecology, traffic design) for more significant developments, particularly those including or adjacent to heritage properties that require Resource Consent.

## Incentivising

- 4.10. Recognition of the importance of high-density residential particularly within walking distance of town central business district where it is easily achieved in parts of each of the town centres. It will be worthwhile to have specific studies undertaken how this can be facilitated within a comprehensive designed framework, especially giving regard to development over a number of adjacent titles boundaries.
- 4.11. It is also worthwhile to look at how alternative forms of dwelling and habitation can be suitably enabled on properties, such as papakainga, multi-generational family living, and cohousing.

## Leadership

- 4.12. We recommend for a planned, considered and strategic approach to the growth of density within the towns, that Council prepares studies that comprehensively review the issues, opportunities, and models that exist for each of the towns and town centres, and looks to proactively implement them. These may build on Town Centre plans and consultation outcomes undertaken in the past.
- 4.13. In particular - owing to its largely undeveloped state - there exists within Kihikihi an opportunity to masterplan a model medium-density township, comprising comprehensive planning for a mix of residential, commercial and industrial areas and typologies.

We recommend that Waipa District Council proactively looks to shape the Kihikihi urban residential and commercial future in collaboration with the town and its stakeholders.



## 5. KIHIKIHI

Kihikihi lies immediately south of Te Awamutu township and includes several heritage sites of note along its main street. It has a range of commercial enterprises in both the main retail street (Lyons Street), and industrial / commercial businesses one street back on Leslie Street. The main street of Kihikihi is itself under-developed, although it does have a number of public heritage sites that are in excellent condition.

Kihikihi features several substantial park reserves, a very popular public domain, and good public amenities.

While there are a few scattered houses already on the heritage register, there are streets with no visible heritage character in evidence and many residential sites are in disrepair. The area appears to be massively under-utilized, but undoubtedly Kihikihi has a definite charm of its own.

Our review indicates that the town of Kihikihi would definitely benefit from the consideration of a updated Town Plan.

Most streets are in easy walking distance to the town centre but many lack the benefits of a well-developed planting scheme and there is a notable lack of trees in many areas.

Kihikihi is on a main tourism and bus route and even features its own tourist destination - the Space Museum.

It is also in easy commuting distance to Hamilton along a main highway.

Immediately behind the main road is a large poorly designed and underutilized industrial area. This land boasts an incredible view back to the mountains and should be re-zoned residential with the industrial estate re-sited further away from the town centre.

We therefore believe Kihikihi is the area within the Waipa territory that is most suited to thoughtful medium density housing development on a large scale. Activation of the town centre and development of any council owned residential land would encourage further incentivised development throughout the township.





## 6. TE AWAMUTU

Te Awamutu is home to the Waipa District Council and is a town that has seen rapid growth over recent years, with a bustling new commercial hub along Cambridge Road and several key public amenity upgrades including the expansive aquatic centre.

In terms of residential properties, Te Awamutu has an incredibly eclectic mix of design styles with only one identified heritage cluster and the majority of additional heritage buildings located within the main shopping precinct.

Our overall findings indicate that Te Awamutu is a township where some quality infill housing of a medium density may be possible, providing it does not adversely detract from the visual character of the surrounding neighbourhood.

Any large scale medium density housing would potentially impact the desirability and character of this settlement and would need to be monitored by council and sympathetic design standards upheld.

We would also recommend further enhancement of the streetscape in certain precincts through a plan of additional council planting of street verges.





## 7. CAMBRIDGE

Cambridge is a town that receives distinct recognition at a local and national level in terms of its character and urban townscape. Up until a decade or so ago, Cambridge was frequently known as 'The Town of Trees'. These trees form a vital feature of the town and are a well-established aspect of many Cambridge parks, streetscapes and private properties.

Cambridge has a good number of well-designed and iconic Victorian and Edwardian commercial, ecclesiastical and civic buildings that landmark the town.

The township also comprises numerous houses and areas of architectural and heritage merit that greatly enhance the fabric and character of the district. These houses are an integral part of the town's identity and character.

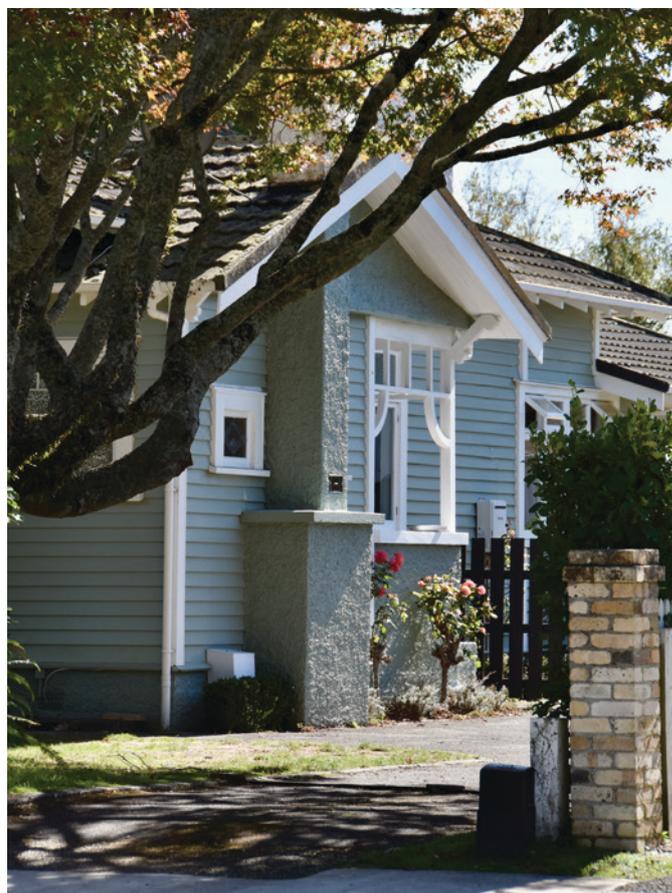
Although originally framed by the Green Belt, the urban boundaries of Cambridge are expanding to accommodate several new large-scale residential developments that are likely to provide ample housing opportunities for those wishing to relocate to Cambridge. Owing to the sporting facilities enabled by Lake Karapiro and the Velodrome, very good schools, a range of businesses and industries, and a bucolic setting, Cambridge has become a town of a range of ages (young families through to retirees).

The number and magnitude of new residential developments on the outer edge of the township have left the character-filled town centre free largely from infill housing development, allowing the town to largely retain its vital heritage core, although this is currently changing.

This review recommends that to retain the character of the town as a whole, it is also important to consciously look to retain its residential architectural heritage, including the 'stand-alone' heritage and character

homes and character housing clusters. Alongside retention of the house character, consideration of the overall streetscape is important to the identity of Cambridge.

Infill housing to the front of residential properties would detract from the ambiance created by the original heritage houses and their garden environments. Street presence is to be considered in order that residents of Cambridge may continue to cherish them as part of the urban fabric.





## 8. LEAMINGTON

Leamington has a different settlement character to Cambridge due to both a lack of notable period properties and less abundant street planting. There are no existing heritage clusters identified in Leamington.

While there are several houses of historical significance already on the heritage register, there are many streets with no evident heritage or early character architecture.

Our street review indicates that Leamington contains precincts where additional quality infill housing would be possible, but it is our recommendation that this is undertaken in design consultation with council.





# APPENDICES

## CHARACTER AREA REVIEW FOR WAIPA DISTRICT COUNCIL

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- Appendix A. Proposed Planning Maps
- Appendix B. Current Planning Maps
- Appendix C. Character Review



**KIHIKIHI**



**TE AWAMUTU**



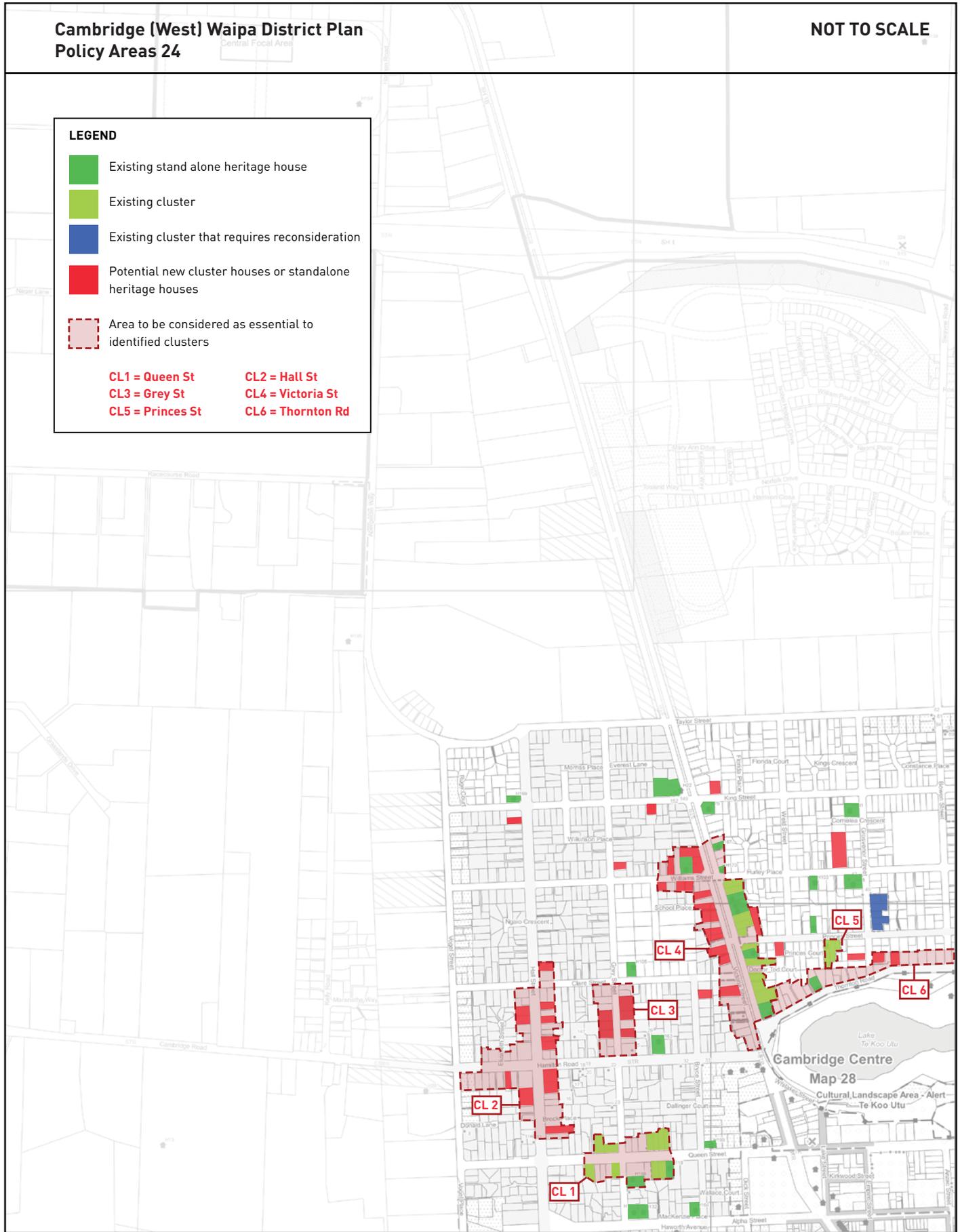
**CAMBRIDGE**



**LEAMINGTON**

# APPENDIX

## A. PROPOSED PLANNING MAP : CAMBRIDGE



# APPENDIX

## A. PROPOSED PLANNING MAP : CAMBRIDGE

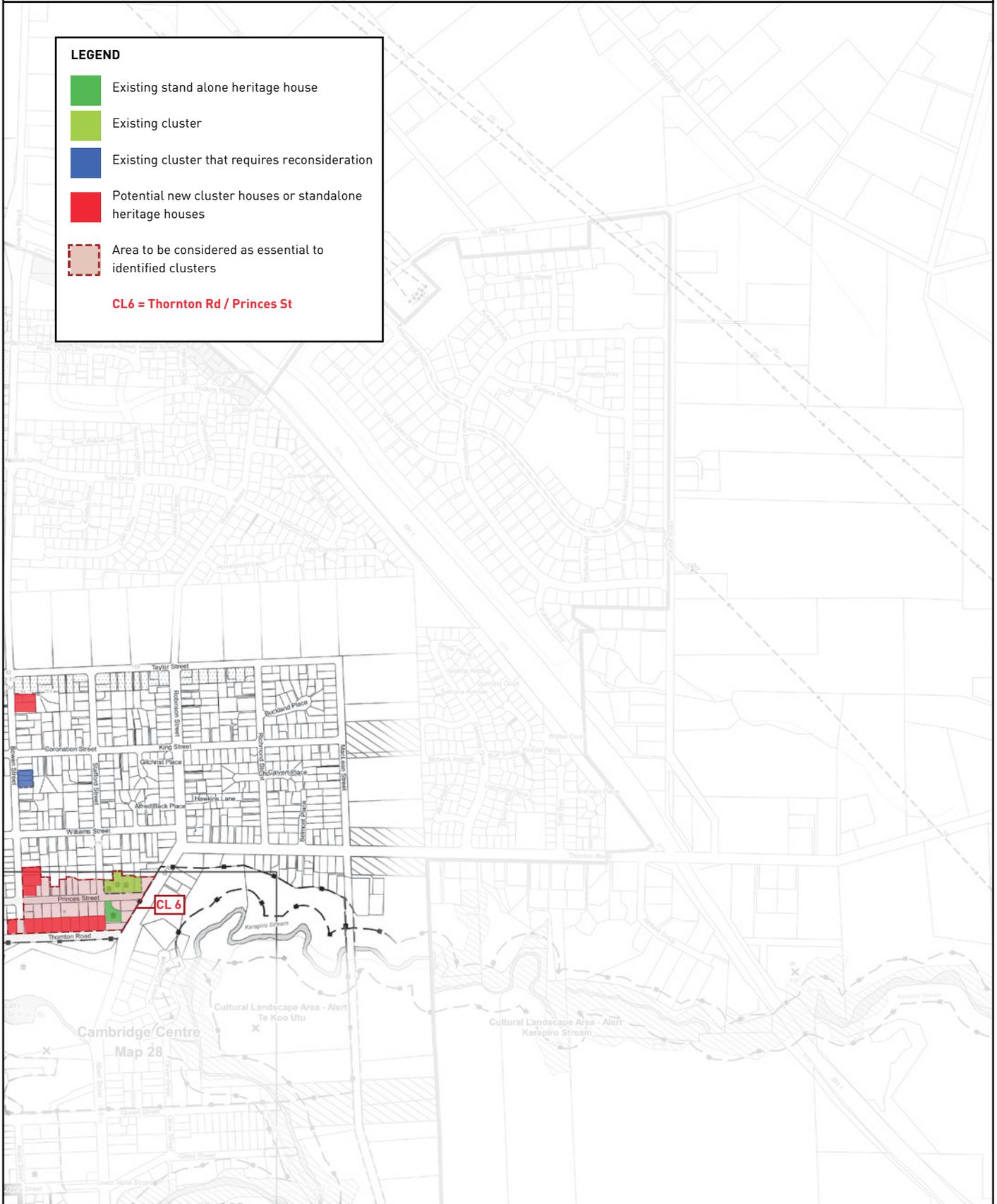
Cambridge (East) Waipa District Plan  
Policy Areas 25

NOT TO SCALE

### LEGEND

- Existing stand alone heritage house
- Existing cluster
- Existing cluster that requires reconsideration
- Potential new cluster houses or standalone heritage houses
- Area to be considered as essential to identified clusters

CL6 = Thornton Rd / Princes St



# APPENDIX

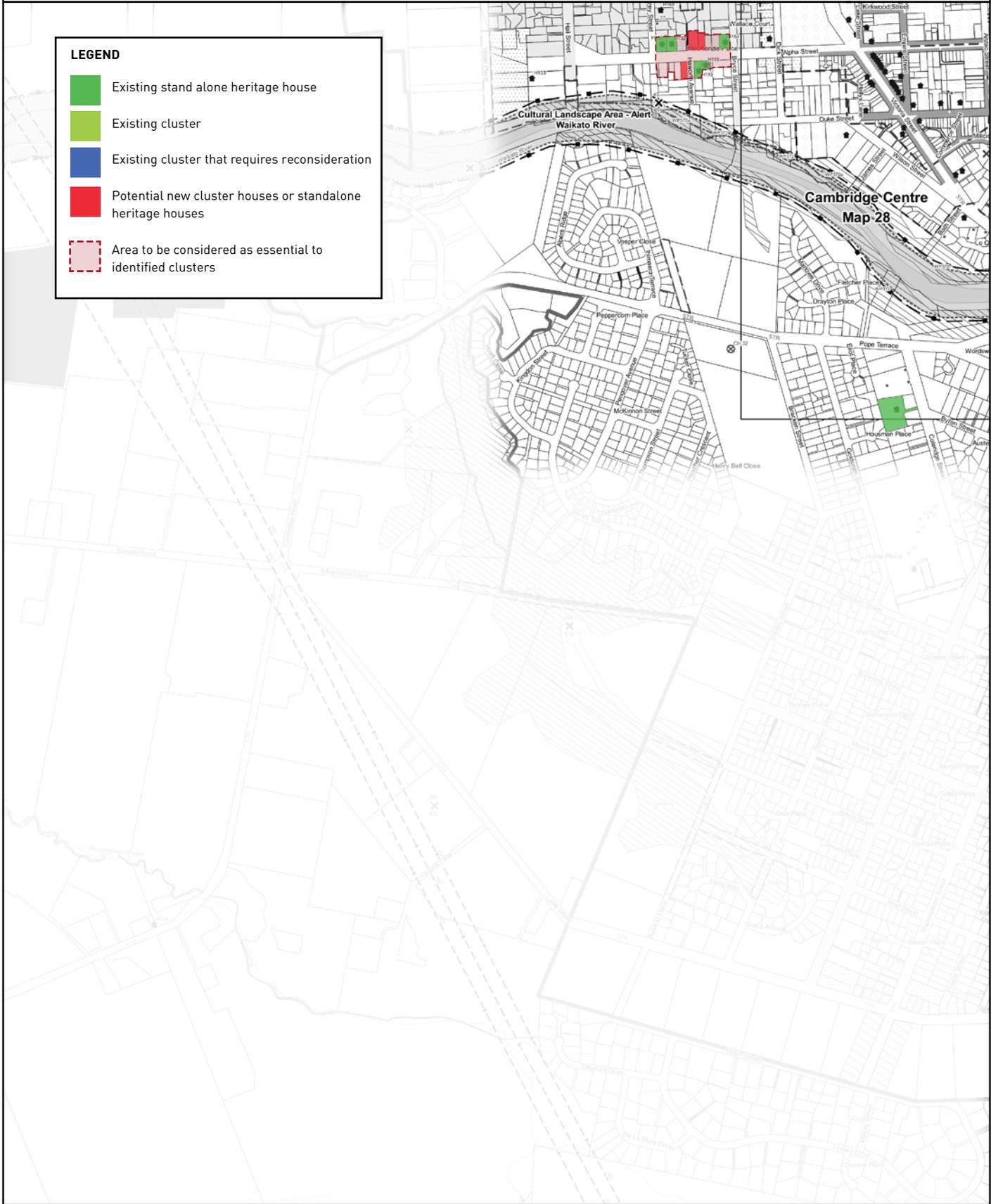
## A. PROPOSED PLANNING MAP : LEAMINGTON

Leamington (West) Waipa District Plan  
Policy Areas 26

NOT TO SCALE

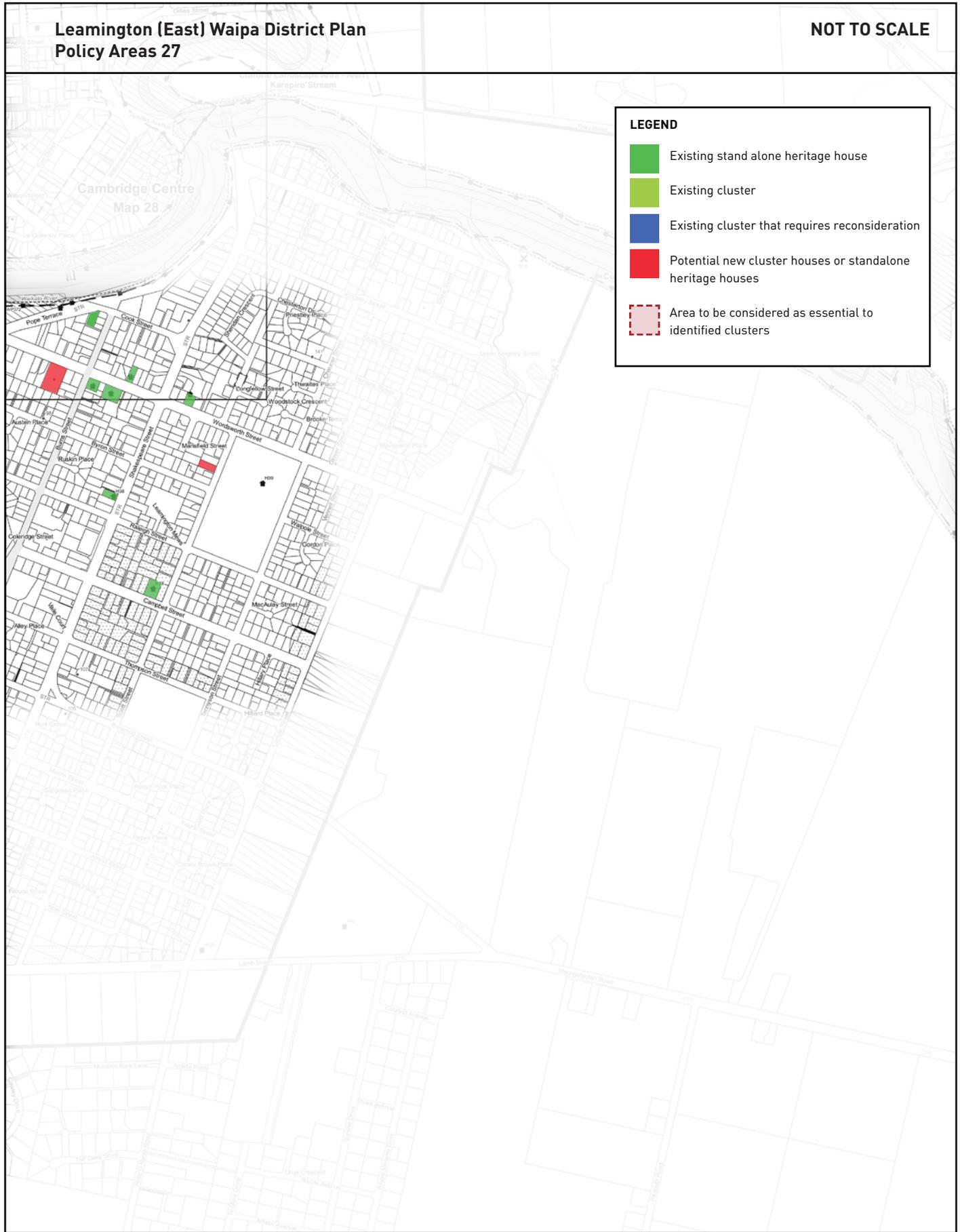
**LEGEND**

-  Existing stand alone heritage house
-  Existing cluster
-  Existing cluster that requires reconsideration
-  Potential new cluster houses or standalone heritage houses
-  Area to be considered as essential to identified clusters



# APPENDIX

## A. PROPOSED PLANNING MAP : LEAMINGTON

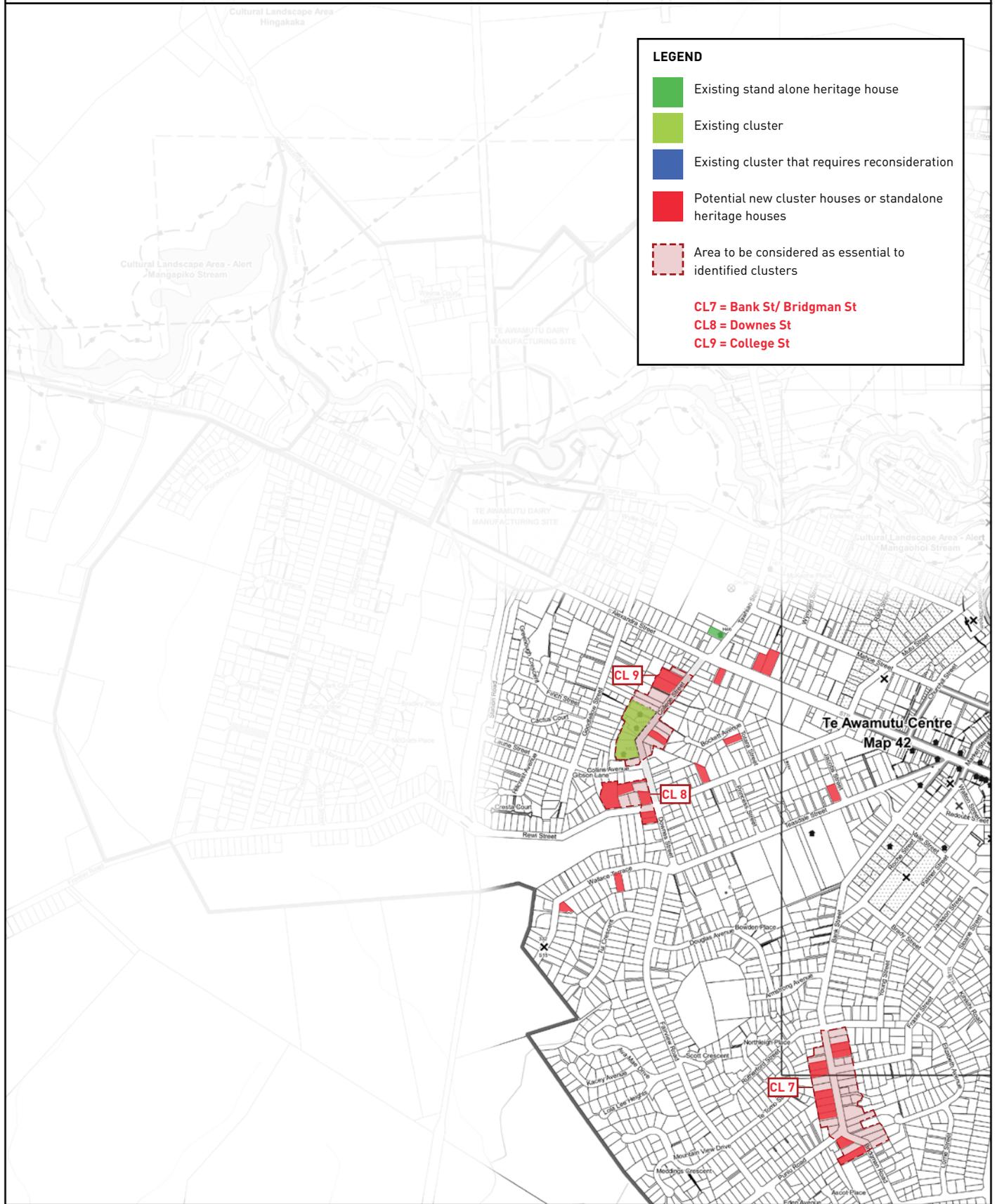


# APPENDIX

## A. PROPOSED PLANNING MAP : TE AWAMUTU

Te Awamutu (west) Waipa District Plan  
Policy Areas 38

NOT TO SCALE



# APPENDIX

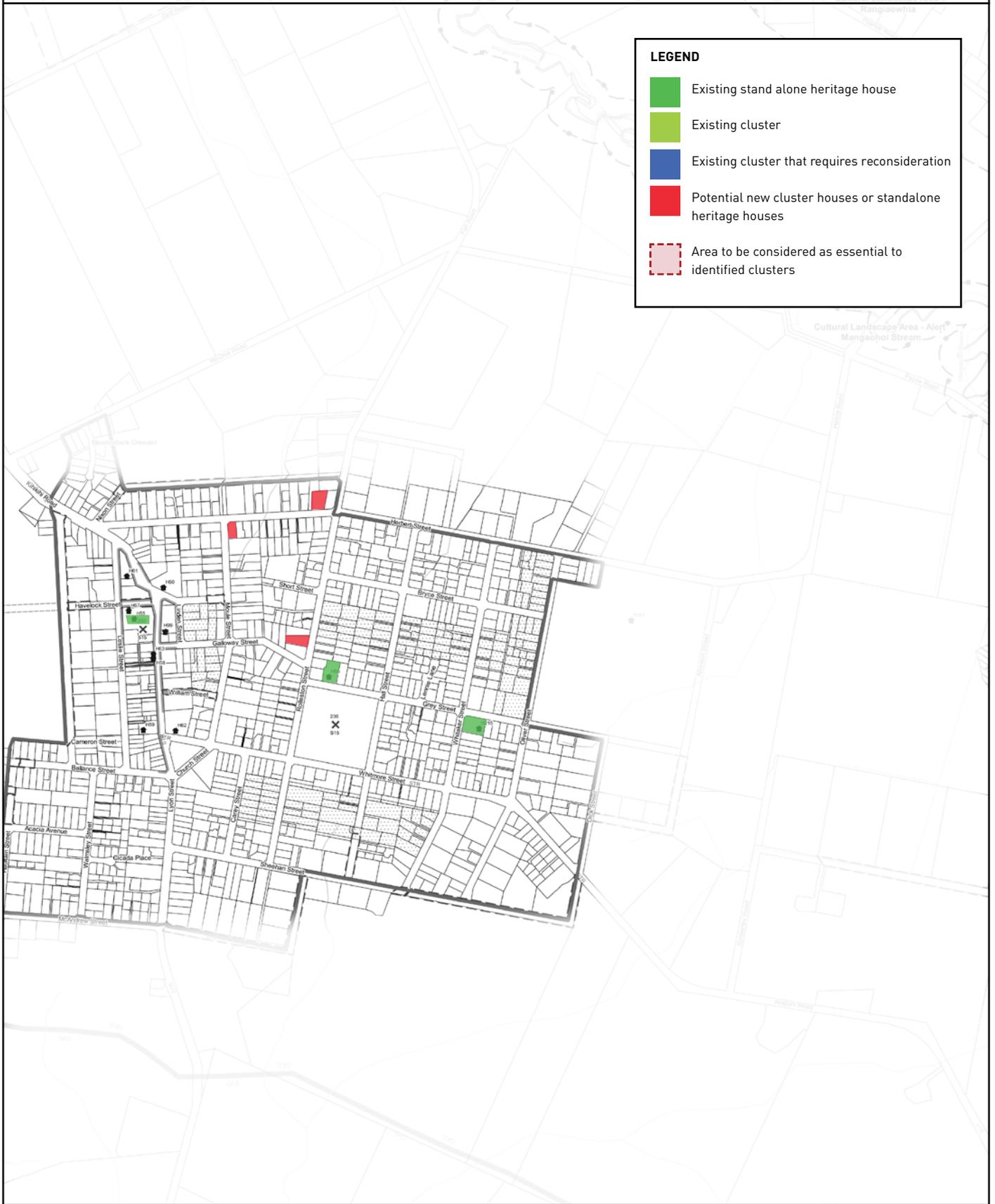
## A. PROPOSED PLANNING MAP : KIHIKIHI

Kihikihi Waipa District Plan  
Policy Areas 41

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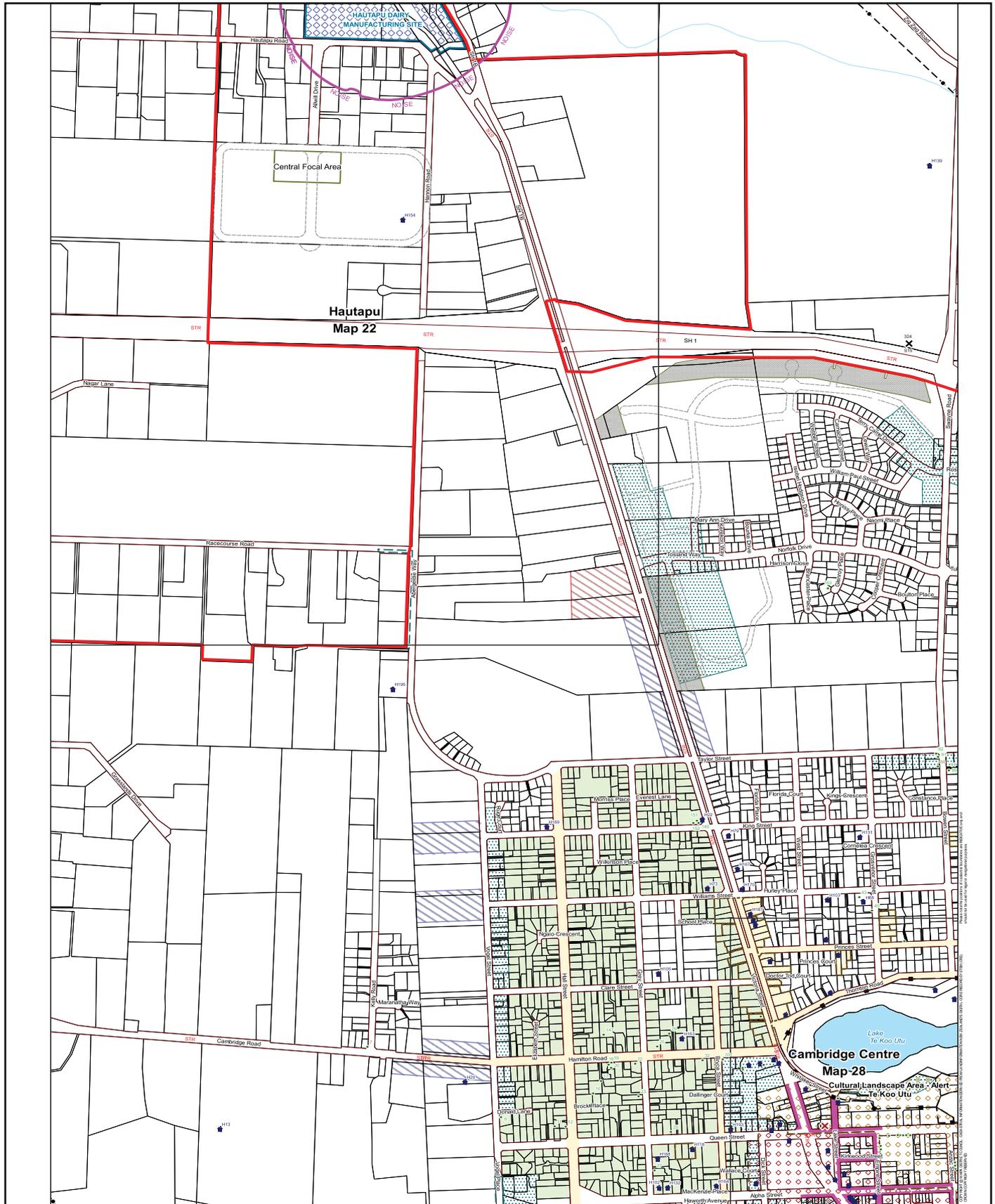
### LEGEND

-  Existing stand alone heritage house
-  Existing cluster
-  Existing cluster that requires reconsideration
-  Potential new cluster houses or standalone heritage houses
-  Area to be considered as essential to identified clusters



# APPENDIX

## B. CURRENT PLANNING MAP : CAMBRIDGE



**Cambridge (West)**  
Waipā District Plan  
Page Version - as at 20 September 2021

**DECISIONS VERSION**  
**(corrected)**

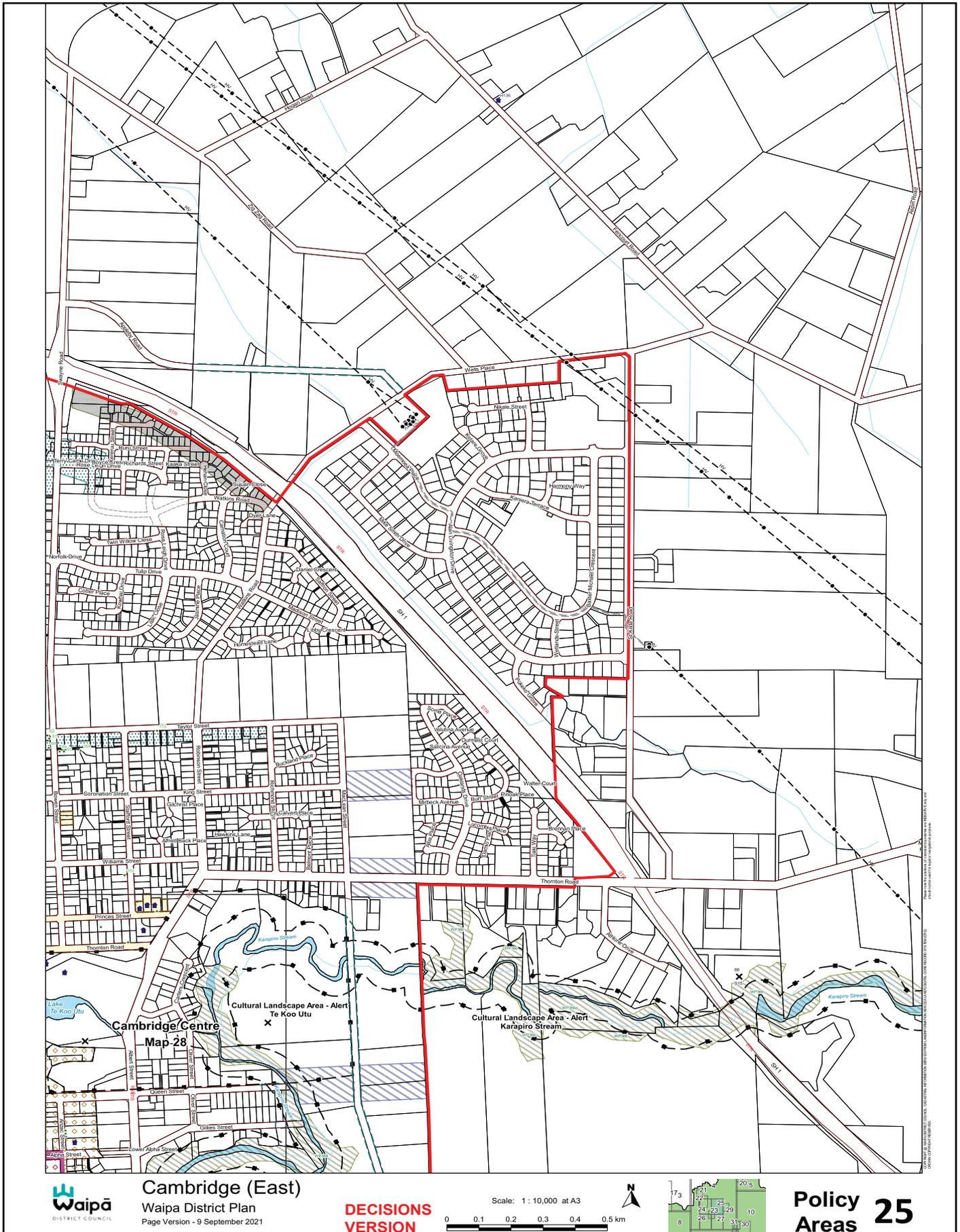
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**Policy Areas 24**

# APPENDIX

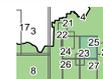
## B. CURRENT PLANNING MAP : CAMBRIDGE



**Cambridge (East)**  
 Waipā District Plan  
 Page Version - 9 September 2021

**DECISIONS  
 VERSION**

Scale: 1 : 10,000 at A3  
 0 0.1 0.2 0.3 0.4 0.5 km



**Policy  
 Areas 25**

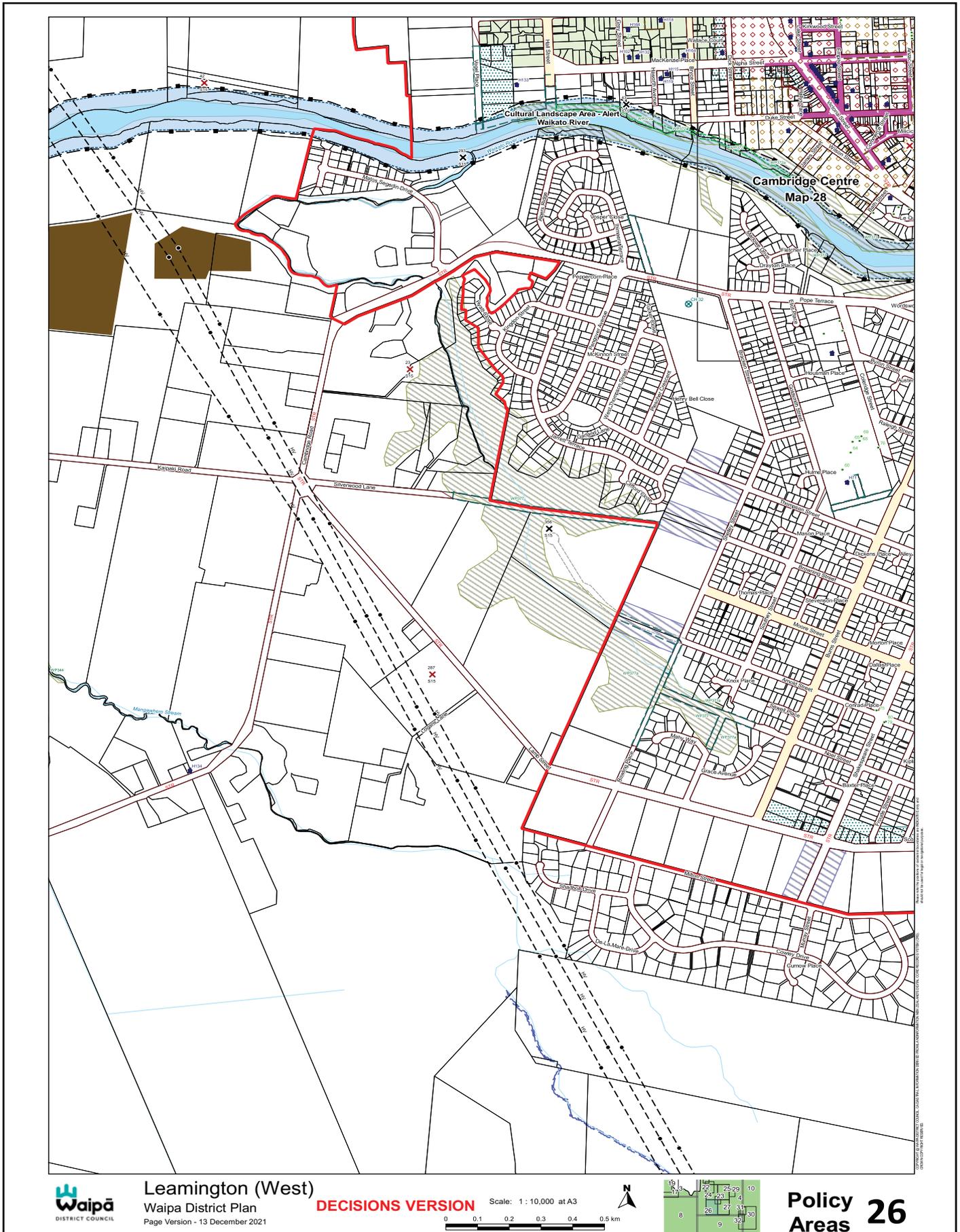


**CHARACTER AREA REVIEW**  
 for Waipā District Council

APRIL 2022  
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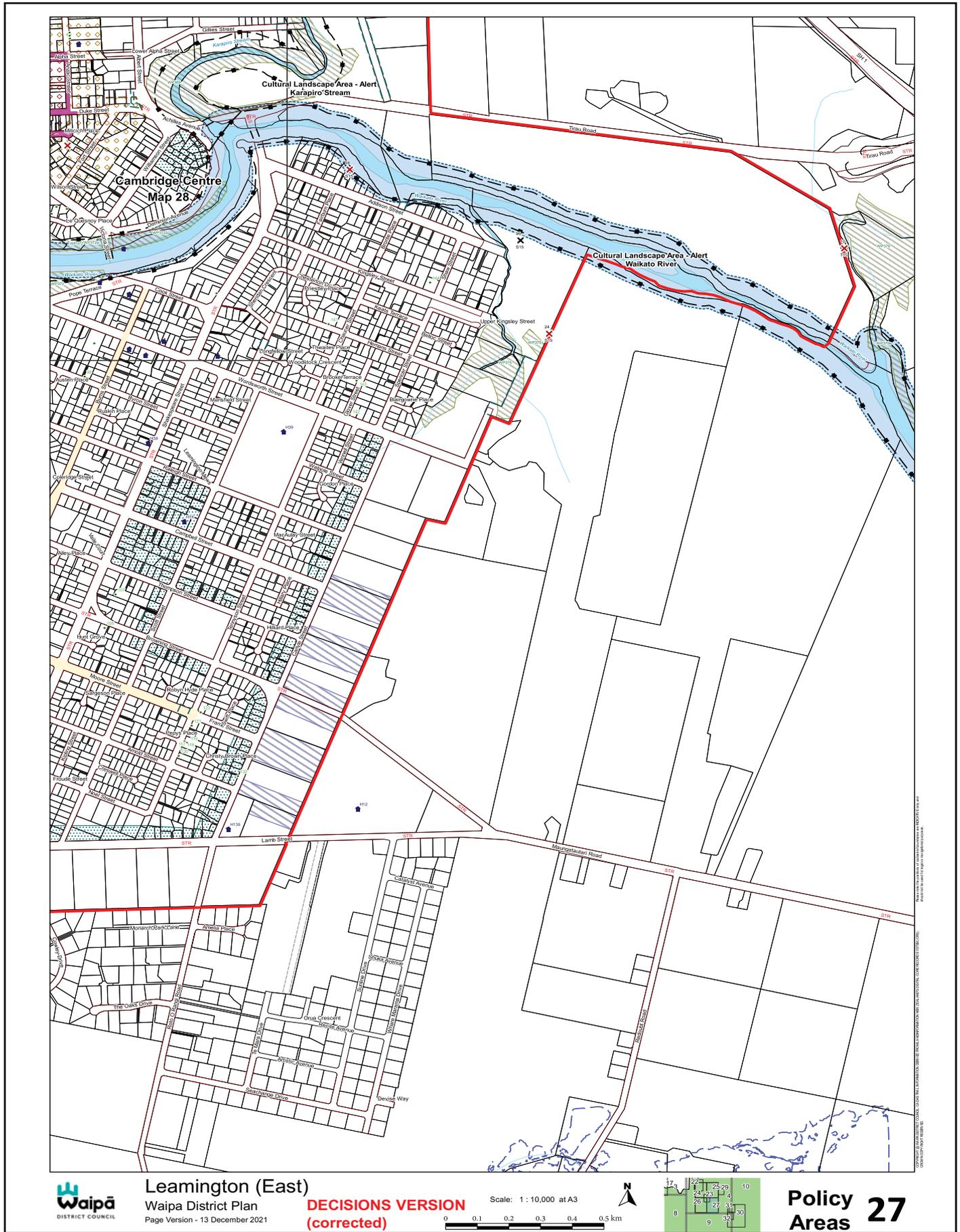
# APPENDIX

## B. CURRENT PLANNING MAP : LEAMINGTON



# APPENDIX

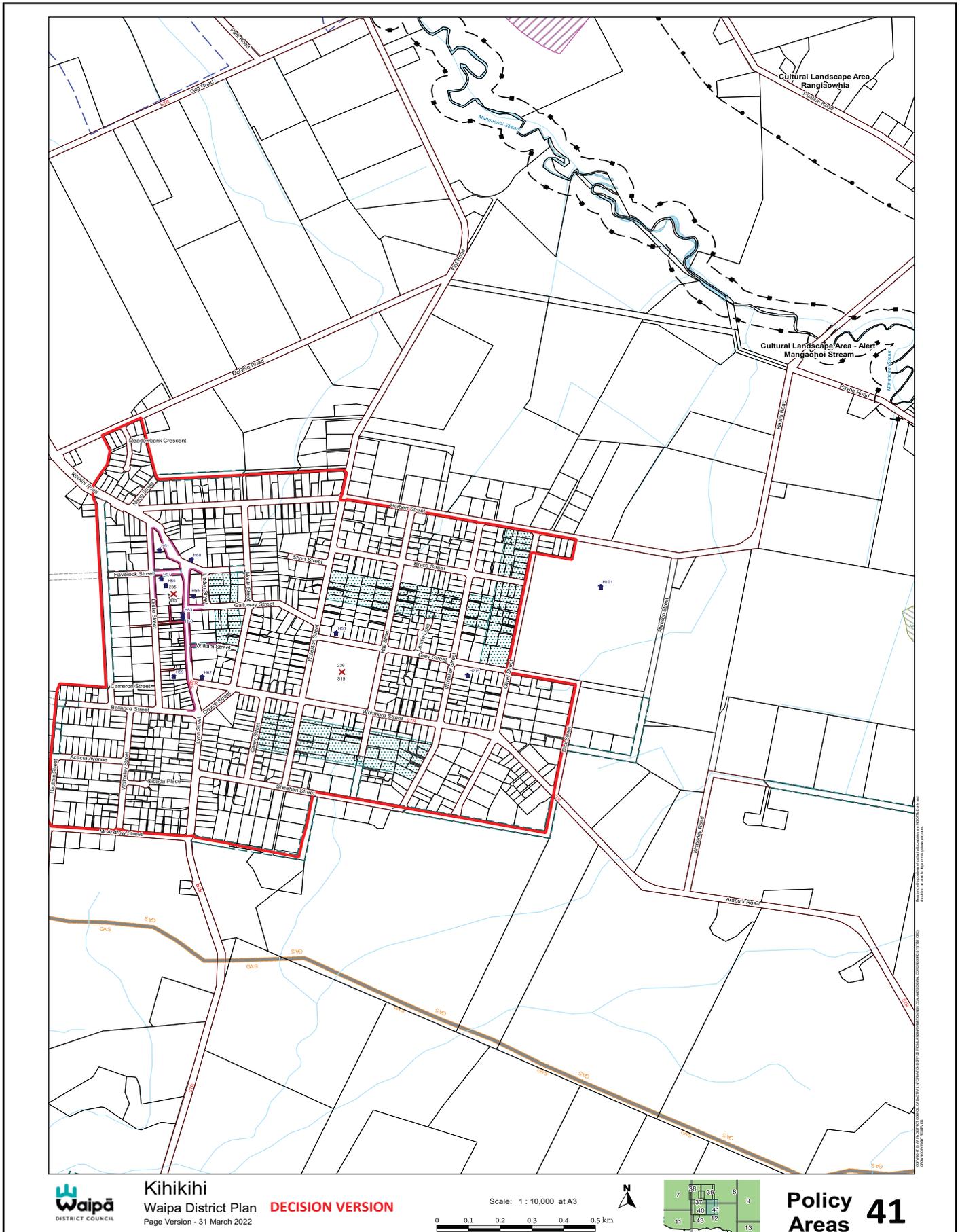
## B. CURRENT PLANNING MAP : LEAMINGTON





# APPENDIX

## B. CURRENT PLANNING MAP : KIHIKIHI



# APPENDIX

## C. CHARACTER REVIEW

### Review of Residential Character Areas and Houses in Waipa District

This review was undertaken as a suburban level drive-through of Waipa Urban Residential Zones within Cambridge and Leamington, Te Awamutu and Kihikihi.

- Note: Time constraints prevented accurate observations in relation to dating the numerous houses included in this street-by-street drive-by study. We also note that some properties and clusters worthy of consideration for heritage registration may have been missed due to these time limitations.
- It is our recommendation that, unless otherwise stated, all properties already on the heritage schedule remain with heritage registration, while newly identified houses and clusters may require further investigation to confirm their suitability for inclusion on the schedule.
- A number of both stand-alone and heritage cluster houses that are worthy of further investigation for possible inclusion on the heritage schedule have been identified.
- Owing to the potential development under the MDRS and Enabling Housing Supply Act, it is recommended that properties immediately adjacent to the identified heritage properties may require additional consideration in assessing any potential development.
- This is firstly so that the neighbouring development is considered in relation to potential impact on the heritage property, and also so that any development will be contextual in regards the heritage item / cluster, and the streetscape.
- Consultation with existing owners will be required in each instance.



### Kihikihi – Street Observations

#### Existing Character and Heritage Clusters

There are no recorded character or heritage housing clusters in Kihikihi.

#### Existing Heritage Houses

##### Existing Whitaker Street House with Heritage Registration

Number 37 Whitaker Street is a large character single bay villa dating from the early 1900's. It sits on a substantially-sized section featuring multiple well-established trees, including a walnut and native kauri. This site could handle future housing development providing it is sympathetic to the original dwelling on site (in quality and siting), and the heritage nature of the original home remains protected.

##### Existing Lyon Street House with Heritage Registration

Number 20 Lyon Street (Isobel temple House) is a weatherboard colonial cottage dating from the late 1800's that now forms part of the Police Heritage Site. It is well maintained and in no danger of re-development.



## APPENDIX

### C. CHARACTER REVIEW

#### Existing Grey Street House with Heritage Registration – Kihikihi

Number 10 Grey Street (Major Jackson's House) is an elegant Victorian cottage dating from 1879 that is already on the heritage schedule. It was not viewed as part of our street survey.

#### Proposed Character and Heritage Houses – Kihikihi

##### Herbert Street House (See Appendix A - Proposed Planning Map 41)

Number 48 Herbert Street is an early 1900's heritage bungalow, with an additional bungalow from a similar period recently moved on site. Planting on the property is currently disrupted due to the addition of the second bungalow, but would hopefully be re-established and regenerated. This corner site would benefit from heritage registration if possible.

Note: The rest of the street displays a wide mix of design styles – both brick and weatherboard, but nothing of significant character or historic note. The street does however boast a well-established tree-scape with carefully maintained gardens and a broad carriage-way.

##### Moule Street House (See Appendix A - Proposed Planning Map 41)

Number 1 Moule Street is a charming late 1800's heritage cottage complete with picket fence on a corner section, bordered by a large undeveloped site. It stands alone as a heritage site worthy of registration from the heritage registry and while the land along this street is ripe for further development, this property must remain untouched in its entirety.

##### Rolleston Street House (See Appendix A - Proposed Planning Map 41)

30 Rolleston Street is a charming 1930's Arts and Craft brick house on an expansive 1/3 acre site. With a curved driveway, it sits well back from the front boundary and features sympathetic planting and landscaping details. It is a charming character house where the entire property should be preserved in its entirety and saved from the threat of infill housing to the front of the section.

##### Moule Street Stand of Native Trees

Also observed on Moule street was a large stand of native trees creating a mini native bush effect. These trees are all of a substantial size and include totara and rimu that must be protected should housing development occur within the street.

## TE AWAMUTU

#### Existing Character and Heritage Cluster – Te Awamutu

##### Existing College Street Cluster

College Street features a broad public carriageway with wide verges and plentiful well developed trees creating a desirable and functional street-scape.

The cluster houses already listed on the heritage schedule join several additional homes we consider worthy of registration and together they form a united heritage group that are all set well back from the front boundary, nestled among fully landscaped gardens with plentiful planting and



## APPENDIX

# C. CHARACTER REVIEW

established trees.

This is one of the most picturesque streets in Te Awamutu and any infill housing would definitely detract from the overall character of the street.

Houses we consider should be included in this historic character cluster include:

- Number 70 – a 1930's bungalow with a massive front section that is sympathetically planted with several well established trees including the native kauri and a large maple.
- Number 96 – a large villa from the early 1900's with an expansive front and side lawn. The property already includes an added cottage with similar cladding and design features to the original house, plus a large garage to the rear of the section, again in a style sympathetic to the original dwelling.
- Number 190 (Middlebrook House) – already listed on the heritage schedule - an early 1900's timber villa with well-established trees and picket fence.
- Number 242 (Postmasters House) – already on the heritage schedule – a 1900's weatherboard bungalow with a large oak tree within its boundary and picket fence to the front.
- Number 271 – a characterful 1920's bungalow with a large front section of definite danger of infill development.
- Number 288 – (O'Shea House) – also already listed on the heritage schedule – a fully gated and grand corner bay villa from possibly the late 1800's, with tennis court, turret tower and beautifully landscaped section featuring a profusion of well-established trees. This is perhaps the most impressive heritage house in the town.

It is our sincere belief that all the houses we have identified above deserve registration under the heritage schedule and must not have enjoyment of their full character destroyed through infill housing that could indeed occur due to their large front sections. It is vital all these properties are preserved in their entirety.

## TE AWAMUTU - STREET OBSERVATIONS

### Existing Character and Heritage Houses – Te Awamutu

#### Existing Tawhaio Street House with Heritage Registration

Number 47 Tawhaio Street is a brick, flat front villa built in the early 1900's – and already listed on the heritage schedule. It features some more recent character additions to the front of the house, and a picket fence along the front boundary. There is very little danger of this house having infill housing as it sits well forward on the section, but still requires continued protection on the schedule.

#### Existing Alexandra House with Heritage Registration

Number 477 Alexandra Street is a well maintained weatherboard bungalow from the early 1900's that was once a teachers house and is already listed



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on the heritage schedule. It features a huge front section and is currently a business premise. Already surrounded by modern commercial properties, this small gem must be protected in its entirety.

#### Proposed Character and Heritage Clusters / Houses – Te Awamutu

##### Downes Street Cluster (See Appendix A - Proposed Planning Map 38)

At the end of an otherwise unremarkable street is a small cluster of Art Deco houses that all have a genuine danger from infill housing due to their large front sections.

Numbers 2 and 20 Downes Street are joined by Number 436 College Street across the road, forming a heritage and character cluster of three notable Art Deco houses that we consider deserves heritage registration and must not be hidden behind unsympathetic infill housing (see case study below)

Also requiring further investigation is number 402 College Street an additional art deco house that have the potential to have its character adversely affected through possible infill housing development on site.

##### Bank Street Cluster (See Appendix A - Proposed Planning Map 38)

Between Young and Punui Streets lies a newly identified cluster of houses on both sides of the road that include several properties of real character and heritage value. These homes were built between 1900-1930 and together offer a delightful insight into housing design during that period.

The houses are mostly weatherboard bungalows sitting in sections that have sympathetic planting and notable street appeal. A few of the houses are of a stucco construction, but together they form a progressive character cluster.

##### Houses that should be considered in this cluster are:

- Number 939 – 1930's stucco bungalow
- Number 959 – 1940's weatherboard bungalow
- Number 990 - 1920's weatherboard bungalow with infill housing to the rear of the property showing no consideration of the original heritage design
- Number 1010 - early 1990's weatherboard bungalow
- Number 1070 - 1920's weatherboard bungalow that has already had alterations
- Number 1090 - 1930's utilitarian weatherboard bungalow
- Number 1110 – Early 1900's weatherboard bungalow
- Number 1130 – 1930's stucco bungalow with rear infill already on site

This cluster collectively provides a cohesive character streetscape reflecting a period in the settlement of Te Awamutu township.

##### Alexandra Street Cluster (See Appendix A - Proposed Planning Map 38)

There are three properties on Alexandra Street - in close proximity to each other - that each feature dwellings of significant character.



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- Number 682 is a substantial 1900's weatherboard villa on a large half-acre section. To the front is a grouping of huge well-established trees. There is a modern garage added at the side of the property, which is sympathetic to the original design in style, roof pitch and colour, to match in well with the original dwelling. This property could sustain an additional build to the rear of the section providing it is in keeping with the original dwelling. It is recommended the front component of the property remains in garden and unbuilt to retain the heritage value of the house.
- Number 710 is a large 1930's stucco Arts and Craft house with a substantial front garden that features sympathetic planting style and several large trees of note, including a weeping elm and ginkgo. The property exhibits a number of architectural features, is unique in design for this area, and is recommended to be afforded heritage registration in its entirety.
- Number 795 is a 1900's weatherboard villa that has already had some subdivision to the rear of the property – luckily out of site and therefore not affecting the visible character of the property as a whole. Again, there is the presence of substantial trees on site that should also be preserved. The large front section must remain empty to preserve the overall integrity of the property as a whole.

#### Bridgeman Road Houses

These newly noted character houses on Bridgeman Road sit close together on the street although are different in design due to the time period of their construction.

- Number 2 is a highly visible Art Deco house due to its location on a large corner section. It features several substantial trees and other well-established planting. It sits on a large section, and it is recommended the property is retained in its entirety to mark the full heritage value of the site.
- Number 66 is a large double storey weatherboard villa from the early 1900's with a very large section to the front. It is possible that infill housing to the front of the section could be possible as long as the build is sympathetic to the design style of the original dwelling.

#### Teasdale Street House

Number 254 Teasdale Street is a gracious 1920's double storey tile roof villa with multiple chimneys on a large corner section in close proximity to the town centre. It sits on a large well fenced section with substantial planting, including several large trees of note – liquid amber, magnolia and the native kauri. There is a noticeable presence of birdlife around this property. This property is at high risk of subdivision due to its immediate proximity to town, and must instead be preserved in its entirety for the full heritage value of the property to be retained.

#### Totara Street House

Number 71 (re-check number) Totara Street is a characterful Art Deco house on a large sloped section. While we consider that the house itself



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should be included on the heritage schedule, it would be possible to have a new build in front, but on a lower level, providing that build remains sympathetic in design style and colour to the original.

#### Rewi Street House

Number 412 Rewi Street is a large early 1900's villa on a sloped site that has had a industrial-type garage built to the front of the section (containing a home business). The original villa and property however, is worthy of retention and no further infill development.

#### Wallace Terrace Houses

Number 147 – a 1930's stucco bungalow and number 337 – a 1950's cottage with sympathetic planting are two properties on Wallace Street that should be considered for heritage registration.



## CAMBRIDGE – STREET OBSERVATIONS

### Existing Heritage Clusters - Cambridge

#### Existing Queen Street Cluster

As context, Queen Street is close to the Cambridge Central Business District (and bisects the CBD in part), and importantly was one of the first 'urban streets' in walking distance of Cambridge when Cambridge was first settled. The property sites tend to be larger, the houses older (if not original), and the architectural styles similar.

Queen Street features a broad public carriageway with wide verges and plentiful well-developed trees creating both an attractive and functional streetscape. The cluster houses here are generally set well back from the front boundary and sit among fully landscaped gardens with plentiful planting and established trees. We recommend that this existing cluster be expanded to include several neighbouring properties, all within close proximity of each other, so as to preserve and enhance the unified heritage streetscape.

The single-storey timber dwellings - with common elements of deep verandas, porches, street-facing front doors and show windows include multiple architectural details and features regarded as historically significant.

Houses that should be included in this historic character cluster include Numbers 21, 26, 29, 36, 37, 39, 40, 41 (on Heritage Schedule), 42 and 53. This is a cluster with highly significant heritage value, unsuitable for Medium Density infill.

Note : As an illustrative contrast to an undesirable outcome, number 22 is also a house of historic value and character that is concealed by a more recent brick house intervention at the street-front. Acknowledgement and appreciation of the special character quality of the original house - and its relation to other similar heritage properties representative of the Cambridge heritage character - have been ignored and in essence, obliterated.



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#### Existing Bowen Street Cluster (between William and King Streets)

Bowen Street features a broad public carriageway with concrete kerbing and wide verges. Trees and additional planting along verges and property boundaries create a desirable and functional street-scape. The street contains an eclectic mix of housing styles plus one side of Cambridge East Primary School.

The existing Bowen Street cluster (numbers 33, 35 and 37) consists of wooden weatherboard single-storey dwellings built as state housing – some of the first such houses to be constructed in Cambridge. In most cases there has been minimal modification to the exterior of the buildings.

The historic significance of these early state houses is recognised. Owing to area of land area they occupy, these houses would be suitable to be either relocated closer to the street boundary in order to allow high-quality Medium Density housing development to the rear of the properties. Their proximity to Cambridge East Primary School should, also be taken into account.

#### Existing Grosvenor Street Cluster (between William and King Streets)

Grosvenor Street comprises a broad public carriageway with concrete kerbing and wide verges. Trees and additional planting along verges and property boundaries create a desirable and functional street-scape. The street contains an eclectic mix of housing styles.

The existing Grosvenor Street cluster (numbers 9, 11, 13 and 15 plus number 36 Princes Street) consists of single-storey brick dwellings built as state housing – some of the first such houses to be constructed in Cambridge. There is some external modification.

The historic significance of these state houses is acknowledged. Owing to area of land area they occupy, these houses would be suitable to be relocated closer to the street boundary, or to be clustered as a mini-village, in order to allow high-quality Medium Density housing development elsewhere on the properties.

#### Existing Princes Street Cluster (between Grosvenor and Weld Streets)

Princes Street features a narrow public carriageway with concrete kerbing and wide verges. Well established trees (including fruit trees down both sides of the verge) and additional planting along property boundaries create a desirable and functional streetscape. The street contains an eclectic mix of housing styles.

The existing character cluster on the southern side of the street (numbers 25, 27 and 29) consists of a small group of timber villas, all set well back from their front boundary with street-facing front doors.

This is a cluster with significant heritage value. While the houses appear in no immediate danger, any future infill would be obliged to occur to the rear of the sections, leaving the historical homes fully visible and appreciated from the street.

#### Existing Princes Street Cluster (between Thornton Road and Stafford Street)

This existing character cluster on the north side of the street consists of



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several extremely well maintained properties, of which three - numbers 88 (Marshall House), 90 (Fraser House) and 94 (Whites House) are already on the heritage list. There is a mixture of period styles and building materials, and the cluster includes dwelling of both a single and double storey design. All are well set back from the street and feature similar veranda/porch frontages with significant planting.

The additional cluster house (number 98 - a fine 1930's bungalow with leadlight window detailing, well established planting and a very large oak tree), is recommended to be retained in this historic character cluster and considered for registration as a heritage dwelling in its own right.

This cluster is an well-maintained example of Cambridge heritage and character – worthy of retained heritage registration due to its architectural merit. Un-moderated Medium Density infill development within its visual proximity would be to the detriment of the heritage character and presence. Such development would negatively impact on the character of the heritage cluster and streetscape as a whole.

Within the same residential block, properties at numbers 62, 64 and 78 may be considered for future high quality development, but to be undertaken in keeping with the overall street-scape and involve sympathetic design input so the heritage value of the area is not diminished.

#### Existing Victoria Street Cluster

This extensive heritage cluster along one of Cambridge's main roads is eclectic in style – a diverse range of both one and two storey houses with building styles ranging from early 1900's through to show homes from the 1960s, but many typify a Cambridge residential character. Dwellings are generally set well back from the street boundary, are well maintained and most feature prominent front doors and entrance ways with covered verandas and porches, creating a uniformity of style, despite variance in age. This cluster involves houses on both sides of the road.

Houses that form part of this Victoria Street heritage character cluster include houses from Thornton Rd (including number 2 Thornton Rd – already a listed heritage home) along to the corner of Williams Street, in particular:

- numbers 104, 108, 110 and 114, early 1900's bungalows with extensive established planting.
- number 116 (Bryce House) a 1910's wooden villa set on an angle, with well well-established planting and a large copper beech in the front yard. (Already on the heritage list)
- numbers 126 (Sanders House), 128 (Malin House) – both are early 1900 wooden villas featuring substantial planting. (Both already on the heritage list)
- number 130, a more substantial 1912 twin gable Victorian villa which could possibly handle an infill house to the rear of the section if necessary

We note that the existing heritage cluster includes all houses contained in this two-block street frontage, which allows for a unified streetscape,



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but would consider that the cluster be extended along towards King Street to include two additional heritage homes already on the schedule, plus the houses in between, which again, form a part of the overall heritage streetscape. Number 68 Williams Street is also included in this cluster due to its corner site forming part of the visual heritage streetscape.

In addition, we would include as part of the formal heritage cluster:

- number 137, 1920's Spanish style Douce-attributed bungalow with well-established planting
- number 140, (Gerrand House) a post WWII 1960's show home (already on the heritage schedule)
- number 142, a smaller early 1900's bungalow with picket fence and well-established trees and gardens
- number 143, an excellent example of Art Deco, with well-established planting
- number 147, a 1920's bungalow with well planted section and infill housing already existing to the rear of the section
- number 150 (Paton House) a large corner section with late 1880's Victorian villa and well-established planting. (already on the heritage schedule)
- number 155, an early 1900's bungalow with large section – again.... despite there being available space, infill housing in front of the bungalow would largely destroy its character.
- number 157, 1930's stucco house with large copper beech and established planting
- number 161, 1920's Douce-attributed House on a well planted section
- numbers 165 and 169, both 1930's bungalows with well planted sections
- number 173, a 1950's modern villa with notable planting, including a large copper beech.
- number 175, a notable Art Deco home with art and craft style buttresses and unique lead-light windows. A large totara is noted in the front garden.

The treescape of this cluster plays a notable role in the overall cluster character and it is recommended the trees be acknowledged along with the heritage dwellings. In addition, it is recommended any future new developments within this area of Victoria Street require resource consent for design context (guidelines required) to encourage quality development sympathetic to the nature of this highly visible heritage housing avenue.

#### Existing Character and Heritage Houses – Cambridge

##### Existing Victoria Street Houses with Heritage Registration – (non-cluster)

'Valmai' – number 197 Victoria Street is a grand kauri villa from the early 1900's on the corner of Victoria and King Streets. It has important historic significance and must continue to be preserved in entirety. It is recommended that the ground space around the villa as a key design feature contributing to the setting and heritage value of the dwelling and property. (On the heritage list)



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Souter House – number 19 Victoria Street is a well-recognised landmark weatherboard bay villa with front and side veranda and a white picket fence. This impressive dwelling was built in the late 1800's with more recent additions. It sits on a prominent site at the southern end of the town centre and is houses a local business. It is recommended to remain on the heritage schedule due to the period design, its Cambridge history, and its prominent location in the townscape.

#### Existing Hamilton Rd House with Heritage Registration

50 Hamilton Road (Penmarric House) is a double storey stucco dwelling that began construction in the 1920's but was added to the following decade. Originally a maternity home, this historic building in the heart of Cambridge was also been a fine dining restaurant for a time. Sitting well back on its expansive section, it is now a popular B & B. It is our recommendation that heritage registration remain in place to preserve this property, with any infill housing development the front of the site to be undertaken in keeping with the original architecture..

#### Existing Alpha Street Houses with Heritage Registration

Two stand-alone houses of notable design on Alpha street are number 19 (Cubis House) and number 21 (McCathie House - currently on the heritage schedule), both 1940's Art Deco homes that deserve future preservation from infill development. It is recommended they be included in the newly identified Alpha Street Cluster noted below.

#### Existing Bryce Street House with Heritage Registration

18 Bryce Street (Bycroft House) is a plastered concrete character villa currently on the heritage schedule. It is our recommendation that this registration remain in place to retain this property in its entirety.

#### Existing Grey Street House with Heritage Registration

Number 17 Grey Street is an early 1900's weatherboard villa typifying Cambridge heritage architecture. It has a notable front veranda, large windows facing the road, picket fence and well established planting including a large copper beech, silver birch and elm tree. Of particular significance is the tuberculosis hut to one side of the property a timber remnant shelter from the Sanitorium located at Maungakawa. It is recommendation that this property, already on the heritage schedule should be listed in its entirety to allow full acknowledgement and appreciation of the period style. Unsuitable for any infill housing.

#### Existing Princes Street Houses with Heritage Registration – (non-cluster)

- Number 20 Princes Street (already on the heritage list) is an outstanding example of Art Deco style. This Moderne stucco house is highly significant and must be maintained in its entirety with no threat of infill housing on the front of the site if its original character is to be preserved.
- Number 71 (Salthurst/Jay House), an original 1911 homestead of marked historic significance, is also on the heritage list and should be afforded continued registration

#### Existing Williams Street House with Heritage Registration – (non-cluster)

Number 93 Williams Street (Jamieson's House), a timber cottage from



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the 1910's, is an exceptional example of the time period with extremely sympathetic planting. The property been well maintained in its entirety and is already on the heritage schedule.

#### **Existing Queen Street House with Heritage Registration - (non-cluster)**

Number 68 Queen Street is a timber Villa with corrugated iron roof already on the heritage schedule. Dating from the early 1900's, it is recommended this property should remain with heritage registration.

#### **Existing Hall Street House with Heritage Registration - (non-cluster)**

Along the street from a newly identified cluster, numbers 92 and 96 (on Heritage Schedule) Hall Street both double-storey concrete roughcast 1920's "Douce" houses, remain of considerable historic significance.

#### **Existing Grosvenor Street Houses with Heritage Registration - (non-cluster)**

Number 38 (Richardson House) is a 1930's arts and crafts stucco bungalow demonstrating a marked American design influence. It features an recently added double-storey building (garage) at the front of the section but off to one side, which is beautifully detailed to match the original home in cladding, roof pitch and style, etc. This is a suitable example of a well-managed addition enhancing the heritage value of the existing property.

Gowenbank House - the Californian roughcast concrete bungalow at 24 Grosvenor St is currently listed on the heritage schedule – and it is recommended that the property continue to be reistered along with its surroundings.

#### **Existing Thornton Road Houses with Heritage Registration- (non-cluster)**

- Number 2 Thornton Rd (Orango House) is a corner section Edwardian weatherboard villa built in 1902 with a magnificently detailed veranda and additional design features relevant to the period. The property features a significant, established planting and is visible from the St Andrews Church heritage centre of Cambridge. While there is space at the rear of the section for possible infill housing, this must be avoided to protect the overall integrity of the dwelling and its heritage setting.
- Number 18 Thornton Rd (Potts House) is a weatherboard twin bay villa built around 1910. Currently listed on the heritage schedule, it features extensive window detailing, and a large side veranda characteristic of the period. A modern garage has been added that, while similar in colour and pitch of roof, shows little accomplishment in matching the overall design of the original dwelling. It is recommended that both the dwelling and the full property setting are listed on the schedule to prevent further disruption to the heritage value of the property as a whole.

#### **Proposed Character and Heritage Clusters - Cambridge**

While these street falls within the existing character zoning of Cambridge , these specific houses, to our knowledge, have not been previously identified nor itemised as a character cluster. It is recommended these homes be considered for heritage registration. It is noted this requires further



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investigation of each property and consultation with the owners.

### Lower Hall Street Cluster (See Appendix A - Proposed Planning Map 24 - CL2)

Lower Hall Street (ie; south of Hamilton Road) features a narrow carriageway within a broad road reserve, with swale drainage and an absence of concrete kerbing. There is substantive planting of well-established trees – elms, copper beech etc. The planted street setting is notable for hosting a proliferation of bird life - most notably tui.

The houses in the newly identified heritage cluster are largely single-storey weatherboard bungalows, with verandas and front doors facing the street and well established planting within the site boundaries.

We consider this cluster would include numbers 17, 23, 27, and across the road, number 28 (The Haven), a well-preserved double brick chimney house with matching shed to the side of the property. Included in this cluster is the recently 'imported' character villa (medical rooms) on the corner of Hamilton Road and Hall Steet.

Number 21 and 24 have no heritage value. If removed, it is recommended any new development replacements be fully sympathetic to the heritage design and context of the surrounding dwellings and properties.

North of Hamilton Road, Hall Street comprises a kerbed carriageway bounded by broad grassed road reserve verges. The number of old and large plane trees lining the road offer a "glade-like" established visage to Hall Street. These and other well-established tree plantings form an ambience of significant character importance to the overall identity of the street and neighbourhood.

Hall Steet consists of an eclectic mix of housing styles from the early 1900's through to mid-century, but with a commonality of notable and worthy design significance of their period. All are well set back from the front boundary with extensive tree planting and well established landscaping.

Houses that should be included in this historic character cluster are Numbers 35, 39, 40, 41, 41A (contextual but not heritage), 42, 45 and 51.

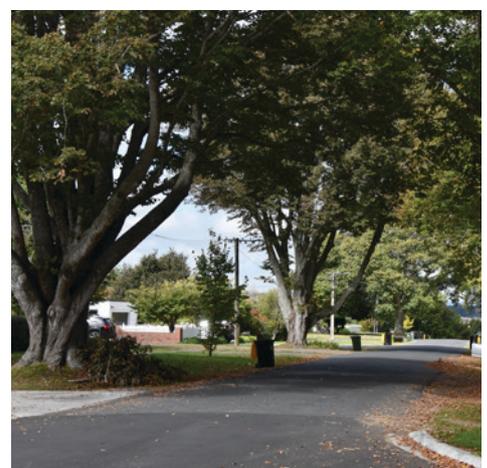
This is considered as a cluster with highly significant heritage value, unsuitable for streetfront Medium Density infill. Any further development in the immediate vicinity of this cluster must be high quality and sympathetic to the heritage nature of these homes

Note : Number 40 Hall Street is a suitable example of where a new building intervention to the rear of the property has been carried out in sympathetic style to the original dwelling – retaining the overall style in relation to roof pitch, cladding etc.

It is our view that all these character properties should also be acknowledged in their entirety as a heritage cluster.

### Williams Street Cluster (See Appendix A - Proposed Planning Map 24 CL4)

Williams Street includes a wide range of housing designs, covering early



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1900's right up to modern dwellings. Williams Street does not benefit from verge planting that neighbouring streets demonstrate.

A significant cluster of houses is worthy of heritage registration, many of which that include well-established trees and extensive planting within their own boundaries – greatly enhancing the identity and character of the area. Two of these houses (noted below) are on the heritage schedule. It is proposed these houses become an extension of the **existing Victoria Street cluster**.

- Number 53 is an early 1900's bungalow on a corner section, fully fenced with camellia hedging as well. It has deep front and side verandas and is an excellent example of design from that period.
- Number 56 is a 1920's bungalow with original garaging on site. It also boasts a large native totara within its boundary, that must be preserved.
- Number 57 is another 1920's/30's bungalow, set well back on the section. It is a fairly simple design with a large front yard that should be saved from infill housing if possible.
- Number 59 is a charming bungalow with a full front veranda typical of the period. It has a picket fence on the boundary and several well established trees.
- Number 62 (Tregarthen House) is already on the heritage schedule. It is a grand timber Villa from the early 1900's, set at an angle on a corner section. It is extremely well maintained with extensive planting, wrought iron gates and 4 brick chimneys.
- Number 68 Williams Street (Condor Cottage) is also already on the heritage schedule and potentially included in the Victoria Street cluster, and should remain with heritage registration.

#### Alpha Street Cluster (See Appendix A - Proposed Planning Map 26)

Alpha Street comprises a broad carriageway with wide verges and numerous well-established Idesia trees (Chinese Wonder Trees) on both sides of the road. It has a pleasing streetscape typifying the heritage of Cambridge. All houses in this newly identified cluster sit well back on their sites and feature extensive planning.

This new cluster does include houses currently on the heritage schedule.

- Two existing stand-alone houses of notable design on Alpha street are number 19 (Cubis House) and number 21 (McCathie House - already on the heritage schedule), both 1940's Art Deco homes and sites that require protection from streetfront infill development. They could either remain as stand alone, form their own Art Deco mini cluster, or join the Alpha Street cluster.
- Number 30 (Care House) and number 32 (Shepherd House) – both 1900's timber Victorian villas are currently on the heritage schedule.
- It is recommended that the properties at numbers 27 and 28 be added to the schedule – forming a new cluster group. All houses are highly



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characteristic of early Cambridge heritage design, with front facing doors, verandas and windows and weatherboard construction. They also share the similarity of sitting well back on the section with well-established and extensive planning on site.

All these character properties should be considered for heritage registration and thereby saved from loss of character from infill housing development.

#### **Proposed Thornton Road Cluster (See Appendix A - Proposed Planning Maps 24 & 25)**

Thornton Road is one of the most readily identifiable streets in Cambridge – sitting directly opposite Lake Te Koo Utu and its surrounding parklands which incorporate botanical gardens, the Cambridge Bowling Club (designed by A B Herrold, architect of the Cambridge Town Hall), the band rotunda and several key memorial sculptures all integral to the heritage of Cambridge. It is a key route coming into the town centre and accessing arterial traffic routes, and as such provides emphasis to the perception of Cambridge’s heritage character.

This is one of the most photographed and loved streets in the Waipa district, bordering the heritage cluster of St Andrews Church. The trees along the reserve verge were planted 100 years ago by Thomas Wells and the path beneath them forms part of the most popular walking track in the town. There is a soft verge on the park side of the street, and a concrete kerb on the residential side with some verge planting. This street is integral to the historic heart of Cambridge and is the image of the ‘Town of Trees’ that locals and visitors recognise and love. Most of the residences along Thornton Road have responded favourably to this unique Cambridge character.

However, it is essential that this entire street is acknowledged as a key character street in Cambridge owing to its proximity to the town centre and the heritage houses right along the street, and it is anticipated that heritage houses will be preserved, and new developments will reflect the quality of the setting.

Two Thornton Road houses are already on the heritage schedule (these have been noted above), and it our recommendation that the entire street must retain as much heritage value as possible, including a large newly identified cluster to be added to the heritage schedule.

It is relevant to note some of these properties and outline their significance or otherwise in maintaining this highly historic Cambridge street as an area of vital historic relevance and character.

- Number 2 - already covered above under the existing heritage housing schedule
- Number 4 - a 1960’s Huntly brick home, with a large golden elm on site, but no real design significance of note.
- Number 6 - A 1920’s bungalow with large front veranda and lead-lighting detail in the front bay window. A garage added to the rear of the property shows a genuine attempt at retaining the style of the



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original dwelling, with a similar roof pitch, colour scheme and external cladding. If necessary this original dwelling could be moved forward to allow housing infill to the rear of the property.

- Number 8 - A modern brick house with no contextual relationship with the surrounding character.
- Numbers 10/12 - These buildings display little design context to the surrounding street architecture.
- Number 14 - A modern brick build of a sympathetic design due to its cottage like appearance and planting scheme.
- Number 18 - already covered above notes under the existing heritage housing schedule.
- Number 20 - A modern designed house of considered style. There is extensive planting to the front of the section to soften the effect of the cladding, the house itself sits well back on the section matching the surrounding dwellings, and the design itself features an unusual roof pitch that somehow works with the more historic residences on the street.
- Number 22 is a 1920's villa that has been extensively renovated. While the 1980's side extension is sympathetic to the original design, the more recent second storey has compromised the character of the overall dwelling.
- Numbers 24 - 28 are examples of where minimal consideration of surrounding dwellings detracts from the cohesion of the area.
- Number 30 - a modern architectural build that is a bold design statement in its own right. The extensive planting on site softens the angular nature of its design, and its feature colour glass panels make it a notable dwelling within the broader streetscape.
- Number 32 - a passive house design that makes the most of a difficult corner site. While it has no design similarity with its heritage neighbour, the planting scheme softens its presence.
- Number 34 - mentioned below as a newly identified house to be added to the heritage schedule.
- Number 36 - a 1920's weatherboard villa with a splayed window skirt, that - at the time of writing - appears to be readied for removal.

The proposed heritage cluster starts at Bowen Street and involves all the houses along the north side of the road until it wraps around the corner to meet up with the cluster identified on Princes Street. The Princes Street cluster includes both sides of Princes Street from Thornton Road (east) to the Bowen Street intersection.

Many character houses in this cluster have undergone some renovation and restoration work - but all have been carried out to the highest quality ensuring the integrity of the original build is retained. The character context of the properties and the cluster includes significant trees (including a number of copper beech and maple), gardens and planting. Some houses are not as significant architecturally as other dwellings within the cluster, but form part of the overall heritage 'scape' of the cluster and therefore any development of the sites require careful consideration.



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### Houses in this new cluster include:

- Number 44 is an extremely unusual dwelling dating from the 1920's. It has one level set into the ground, a covered in front veranda and areas of noticeable renovation. There is extensive well-established planting on this large corner site.
- Number 46 – a 1900's bungalow on a highly visible corner site. This excellent example of early Cambridge design and craft has been extensively restored, resulting in a Heritage award from the Waipa District Council in 2016 and the retention of a key heritage dwelling on a prominently identified heritage street.
- Number 48 is a 1920's bungalow set well back on the section with well-established planting and fruit trees on site. While there is obvious space for an additional dwelling to the front of the section, this must be avoided to maintain the heritage integrity of the cluster as a whole.
- Number 50 is another 1900's villa that has undergone extensive restoration that again is fully appropriate to the original dwelling design. It includes an ornate front veranda and several other period design features that serve to establish this as a heritage property worthy of listing.
- Number 52 is a 1920's bungalow that has also benefitted from sympathetic restoration.
- Number 54 is a large 1900's villa – again extensively renovated to preserve its heritage value. The property has well-established planting including heritage maples, and also features a charming white picket fence along the front boundary. A carport has been added, sympathetic in style to the character of the original dwelling. To the front of the section there is room for a potential new build – but this must be avoided to preserve the heritage value of the site and the cluster.
- Number 56 is a 1920's bungalow with an architecturally designed extension to the rear of the house. A garage to the side of the house has been added, sympathetic to early 20th-century design. Several heritage features have been restored, including the front veranda. At the rear of the property, is one of only two existing 1903 timber tuberculosis huts from the Sanatorium once located at Maungakawa.
- Number 58 is a 1930's rough-cast harling concrete-construction bungalow that has undergone some restoration work. While this house could potentially be removed due to a lack of real heritage character, any development would need to be sympathetic to the character of the cluster.
- Number 60 is a 1920's bungalow of rough-cast harling on a timber frame. There is extensive planting on site including a large copper beech and magnolia. The section has space to the side for an additional dwelling, but any development must be sympathetic to the heritage quality of the surrounding dwellings and cluster.
- Number 62 is a 1960's bungalow, renovated in a modern style. The



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quality of the renovation shows genuine consideration for the original design of the house, and warrants this property a worthy inclusion in the heritage cluster.

- Number 64 is a 1950's brick and tile bungalow, with timber double-sash windows, sitting on a corner section alongside a very busy and challenging traffic intersection.

The Princes Street/Thornton Road cluster is considered to have a consistence of typology and character in the architecture and site usage. Properties in this identified cluster have a similarity of character and setting reflecting a overall heritage sampling reflective of early- and mid-century Cambridge design and habitation. Any new development must demonstrate quality and sympathetic design.

#### **Bowen Street Clusters (See Appendix A - Proposed Planning Map 25)**

Bowen Street features a broad public carriageway with concrete kerbing and wide verges. Trees and additional planting along verges and property boundaries create a desirable and functional streetscape. The street contains an eclectic mix of housing styles, and a primary school.

- Numbers 5, 7, and 9 all demonstrate a common heritage character.
- The 1930's bungalow at number 57 with its extensive planting and proliferation of mature trees is also worthy of retention and protection as a marker of a Cambridge style, as is the mock French villa (with a substantial oak in the front garden) at number 59.

While diverse in style, they share the unifying feature of architectural design intention, providing architectural character.

#### **Grey Street Cluster (See Appendix A - Proposed Planning Map 24)**

Grey Street falls within the current character area of Cambridge East – and this particular cluster of houses is newly identified as a cluster in its own right. It features a range of houses from the 1920-1930's, mostly bungalows with picket fences and well established planting sympathetic to the overall character of the property. Several large trees are included within this cluster, with a notable presence of birdlife as a result.

The cluster includes houses on both sides of the road, and while some of the houses have front sections large enough for potential additional housing to be added, such interventions would adversely compromise the heritage character of the residential cluster.

Houses in this cluster are numbers 42, 43, 44, 46 (a larger villa), 47 and 49. It is recommended that these properties be listed as a cluster for a collective character significance.

#### **Proposed Residences for Heritage Registration**

##### **Hall Street House**

The bungalow at number 51 Hall Street demonstrates a character renovation that has heightened the heritage merit of the property. Mature trees, along with other planting have enhanced the heritage character of this property. It is also an good example of a desirable family home



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providing ample outdoor space for a family to play together safely.

### Williams Street House

It is recommended to list Number 108 Williams Street on the heritage schedule. It is a rare example within Waipa of a NZ vernacular, Group-influenced modern architecture. This architect-designed house is situated on a large, landscaped site intrinsic to the architecture. The house a unique build providing an excellent example of design from that period, and the site includes multiple large silver birch trees and a substantial native rimu.

### Princes Street Houses

Numbers 4 and 8 Princes Street are both good examples of early 1900's bungalows. Both are well set back on the property with white picket fences, and the character would be adversely obscured should infill building within the front garden occur.

The early 1900's bungalow at number 7 features a distinctive lattice-work veranda, white picket fence, mature trees (including a large oak) and contributes greatly to the character streetscape. The property has housing infill to the rear.

### Grosvenor Street Houses

Grosvenor Street features a broad public carriageway with concrete kerbing and wide verges. Trees and additional planting along verges and property boundaries create a desirable and functional streetscape. The street contains an eclectic mix of housing styles.

- Number 3 is a 1920's 'Douce' residence of design significance, with extensive planting and a large kauri on site.
- Number 6 is a 1930's bungalow with planting sympathetic to the era and a large elm tree on site.

### Hamilton Road House

Number 11 Hamilton Rd is an good example of well-executed single-storey Art Deco design. The property also features a substantial number of mature trees that greatly enhance the character of the site. Situated on one of the main routes into Cambridge from Hamilton, it is a landmark property readily identified and appreciated.

### Thornton Road House

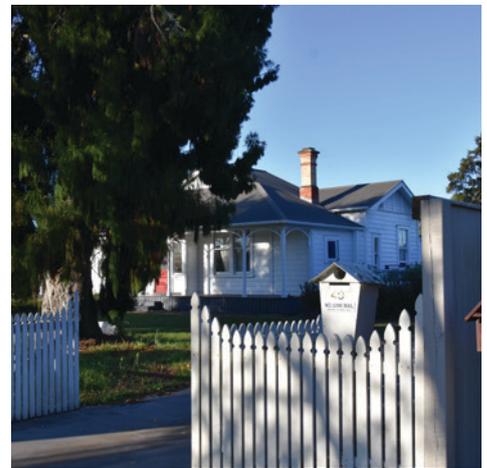
Number 34 Thornton Road is an impressive 1900's villa with extensive front and side veranda, typical of the period. The property incdes a sympathetic planting scheme with a mature copper beech included on site.

### New Grey Street House

Number 61 Grey Street is a 1910's bungalow with notable design detailing round the door frames. The site is extensively planted and it is recommended the site be retained in its entirety to reflect the period style.

### King Street Houses

- Number 43 King Street is a newly identified Villa from the early 1900's with an accompanying garage in matching period style and planting very sympathetic to the overall character and heritage of the house.
- Number 60 King Street is a delightful bungalow from the early 1900's



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with a long fronted veranda, full picket fence and several large and well established trees of note within the property boundary – including a large oak and magnolia.

#### **Bryce Street House**

Number 63 Bryce Street is a Californian bungalow of a design style that is unique in Cambridge and of heritage merit. It includes well established planting that enhances the overall character of the property.

### LEAMINGTON - STREET OBSERVATIONS

#### Existing Character and Heritage Houses – Leamington

##### Existing Wordsworth Street Houses with Heritage Registration

- Number 32 Wordsworth Street (Hardy House) is a timber villa dating from the early 1900's. It is situated on a corner section, surrounded by a picket fence, with minimal planting on site.
- Number 36 Wordsworth Street (Garland House) is timber villa from the early 1900's and well maintained for full character regard. It has expansive grounds, a wrought iron fence and well established planting – including several large trees.
- Across the road is number 41 (Roche House) a square timber cottage from the 1910's.

All three of these houses appear on the heritage schedule and it is recommended the properties should continue to be listed. We recommend that these three houses, and number 26 Wordsworth Street noted below, be listed as a heritage cluster.

##### Campbell Street House with Heritage Registration

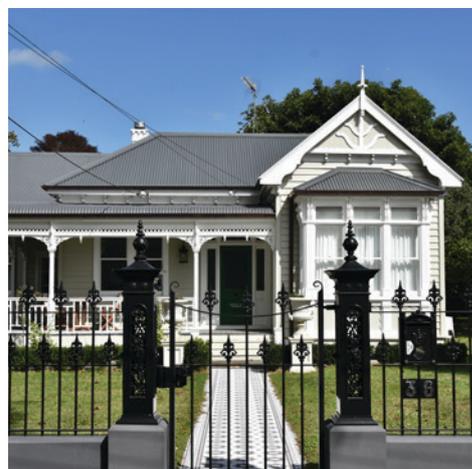
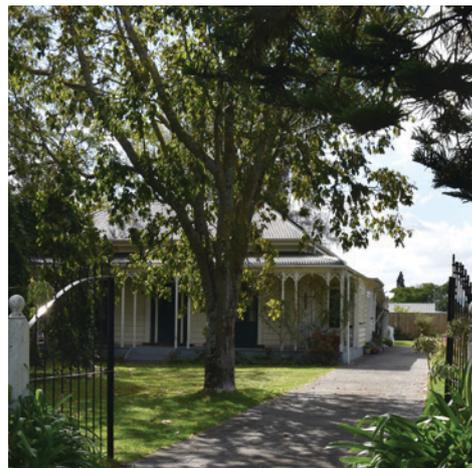
Number 35 Campbell Street (Pike House) is an substantial timber villa with established heritage value. The residence includes a deep front veranda, picket fence, hedging and well established sympathetic planting. Within its expansive boundary is a wide variety of mature and impressive trees – golden elm, Norfolk Island pine, magnolia, weeping elms, ginkgo etc. This setting and these trees reflect the original lifestyle and design intent of the heritage item, and it is recommended that the full site extent is recognised within the heritage listing.

##### Coleridge Street Houses with Heritage Registration

Numbers 25 and 91 Coleridge Street are two houses listed on the heritage schedule. Number 25 (Summerleas House) is a distinctive stucco Californian bungalow from the 1920's, while number 91 (Whareora House), a timber villa, comes from a slightly earlier period.

##### Cook Street House with Heritage Registration

Number 1 Cook Street (Cedarstrom House) is a 1910's weatherboard villa set well back on its section, with several large trees to the front of the property. It has a large covered front veranda typical to design of the period.



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### Shakespeare Street Houses with Heritage Registration

- Number 74 Shakespeare Street (Collis House), an early 1900's weatherboard villa already on the heritage schedule, is unable to be seen from the road due to a long drive and extensive well established planting now surrounding the property.
- Number 109 Shakespeare Street (Tuck House), also on the heritage schedule, is a much older character bungalow, dating from the late 1800's with a garden of well-established trees. Non-contextual infill housing has been undertaken at the rear of the site, with no consideration of the proximity to the bungalow, which adversely impacts on the setting of the heritage item.

### Proposed Character and Heritage Clusters/Houses – Leamington

#### Wordsworth Street House

Number 26 Wordsworth Street is a newly-identified character timber villa from the late 1800's/early 1900's. There are numerous heritage details within the house design that remain in place and intact. This well-maintained dwelling on extensive grounds sits concealed from the road on a property with lush planting and a profusion of large well-established trees, including maple, ginkgo, beech and magnolia. There is an abundance of accompanying birdlife. The entire property reflects the achievements and ambitions of early Cambridge life. This is perhaps one of the most significant character sites noted during the review and it is recommended the property (house and site) be added to the heritage schedule.

#### Scott Street House

Number 9 Scott Street is a single-storey weatherboard bungalow from the early 1900's, and is well set back on the property. It is recommended the house and the site be listed on the Heritage schedule.

