

Appendix A

RESPONSE TO PC 26 SUBMISSIONS ON MATTERS OF HISTORIC HERITAGE AND CHARACTER

Submission point	Support / oppose etc.	PC 26 Ref / ODP Provision	Submission Summary	Decision Requested	Response
17.3	Oppose	All	Cambridge, Te Awamutu, and Kihikihi are small picturesque towns that shouldn't be changed to city complexes, and the traffic and people increase will make them overloaded. Privacy will be compromised, and local parks and trees will be destroyed.	Intensification should not be in areas of heritage buildings.	<p>A key objective (4) of the NPS-UD is that "New Zealand's urban environments, including their amenity values, develop and change over time in response to the diverse and changing needs of people, communities, and future generations." In its policy (6), it requires policy-makers to have particular regard to RMA planning documents that may "involve significant changes to an area, and those changes: (i) may detract from amenity values appreciated by some people but improve amenity values appreciated by other people, communities, and future generations, including by providing increased and varied housing densities and types; and (ii) are not, of themselves, an adverse effect."</p> <p>The RMA-EHS gives legal effect to this the NPS-UD directive and Waipā District Council has promulgated PC 26 as required by this Act.</p> <p>The PC 26 approach has been to enable MDRS, with qualifying matters identified in accordance with the RMA-EHS s771.</p> <p>Scheduled heritage places (individual properties) and character clusters (discrete property groupings) are included as qualifying matters, meaning that intensification is restricted and managed on these sites.</p> <p>It is considered that PC 26's approach appropriately gives effect to the RMA-EHS, and balances the needful requirements of MDRS with retention of historic places that give Waipā's towns their individual identity. I consider that character cluster coverage should be modified to more accurately recognise areas of historic character as this submission alludes to.</p> <p>Recommendations:</p> <ul style="list-style-type: none"> - Retain all identified historic items as scheduled in ODP Appendix N1. - Modify the coverage of character clusters as recommended in this report, to ensure this qualifying matter (a) accurately covers property groupings that clearly exhibit historically-derived special character, and (b) is meeting its purpose, i.e. to ensure areas of significant townscape character are appropriately identified and managed.
18.1	Oppose	All	Cambridge, Te Awamutu, and Kihikihi are small picturesque towns that shouldn't be changed to city complexes, and the traffic and people increase will make them overloaded. Privacy will be compromised, and local parks and trees will be destroyed.	Intensification should not be near or in areas where there are heritage buildings and close to high quality new subdivisions.	<p>See response to Submission 17.3. Further response: It is considered inappropriate to extend intensification limitations to areas "near" heritage buildings, as this would disproportionately constrain intensification opportunities in these locations, many of which are in areas of high amenity as they coincide with towns' central areas. With regard to "high quality subdivisions," this is outside of the scope of heritage and historic character matters. I note, however, NPS-UD policy which prioritises future amenity over existing, to provide for well-functioning urban environments for all people and communities.</p> <p>Recommendation:As per Submission 17.3.</p>

Submission point	Support / oppose etc.	PC 26 Ref / ODP Provision	Submission Summary	Decision Requested	Response
25.1	Amend	Planning Maps	Supports more intensive residential development in certain areas but does not support such development in historic areas.	710 Alexandra St, Te Awamutu should be added to the list of historic properties that are protected from intensification.	<p>Reject. PC 26 does not propose to include 710 Alexandra Street in the ODP's list of heritage items (Appendix N1) but to identify it as a "character cluster." However, it is considered that the character cluster planning tool is not appropriate for individual properties unconnected from a contiguous streetscape "cluster," as discussed in this report.</p> <p>Recommendation: Delete 710 Alexandra St, Te Awamutu from the character cluster coverage. It may be appropriate to consider individual properties for scheduling as historic heritage items.</p>
25.2	Amend	Various	I support more intensive residential development in certain areas but I do not support such development in historic areas.	Clear protections should be put in place to prevent loss of character areas and properties.	See response to Submission 17.3.
32.9	Amend	2A.4.1.1	The activity status of new and additional dwellings within Character Cluster Policy Area Overlays identified in the Planning Maps needs to be clarified.	Amend rules 2A.4.1.1 and 2A.4.1.3 to clarify that a restricted discretionary activity consent will be required for new dwellings within a Character Cluster Policy Area Overlay.	<p>Agree in part. The activity status of new and additional dwellings within character clusters should be clarified, with differentiation made between Character Defining and Non-Character Defining properties within it.</p> <p>Recommendation: Clarify activity status table. See body report.</p>
32.1	Amend	Appendix DG1	A description of the anticipated form of new development within the new Character Clusters needs to be included in Appendix DG1 as a guide to be used in the assessment required by criteria of Section 21 of the District Plan.	Amend Appendix DG1 Character Cluster Statements to include a description of the anticipated form of new development in the Te Awamutu: Alexandra Street Cluster and Te Awamutu: Bridgemen Road Cluster.	<p>Agree in part. It is important that each character cluster has a historically and architecturally informative character statement to support its identification and ongoing management. However, in these particular cases, I recommend deletion of the Te Awamutu: Alexandra Street Cluster and Te Awamutu: Bridgman Road Cluster. This is due to a "character cluster" being an inappropriate planning tool for individual properties unconnected from a contiguous streetscape "cluster," as is the case in for the individual properties identified on Alexandra Street and Bridgman Road (and elsewhere through Cambridge, Leamington, Te Awamutu and Kihikihi).</p> <p>Recommendation: Amend character statements in ODP Appendix DG1 to provide fulsome descriptions to support future land use consent assessments.</p>

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32.11	Amend	2A.4.1.3(d) and 21.1.2A.4	Inclusion of the matters in Policy 2A.3.3.4 in the matters for discretion for development within Character Clusters and associated assessment criteria in Section 21, will assist in achieving the objective and policy for the Character Clusters.	Amend the matters for discretion and assessment criteria for development within the Character Cluster Policy Overlays to include matters addressed in Policy 2A.3.3.4.	Agree in part. Greater connectivity between policy and matters for discretion / assessment criteria will assist in achieving the purpose of the character cluster tool. It is considered that both need amendment to create this alignment. Recommendation: Amend 2A.3.3.4., 2A.4.1.3(d), 21.1.2.5 and 21.1.2A.4 to create consistency. See body report.
35.1	Oppose	All	Cambridge is known for its heritage buildings and unique character and these features need to be retained.	That council be very specific about the areas that will not be subject to the plan changes.	Agree in part. Taking this submission to be referring to areas that will be subject to a character-related qualifying matter under the RMA-EHS s771, I agree that PC 26 requires further clarity regarding areas covered by character controls. In particular, the extent of each character cluster (with each directly linked to its own character statements in Appendix DG1) needs to be clearly identified, and properties subject to the character street setback rule need to be clearly identified. Recommendation: - Amend character cluster coverage to clearly identify areas, amend PC 26 planning maps accordingly and link to character statements in DG1. - Amend PC 26 planning maps to identify properties subject to the character street setback rule.
35.2	Oppose	All	Cambridge is known for its heritage buildings and unique character and these features need to be retained.	That council include a provision for the plan to include the option for a consultation with affected neighbours where the intention is to build next to, behind or in front of a heritage listed building.	Reject. I note that the ODP Activity status table 22.4.1 lists new construction / relocation as discretionary (for heritage-listed items A and B) and restricted discretionary (for heritage-listed items C), and rule 22.4.1.1(l) is proposed to be amended slightly (see body report) to clarify that new buildings on the same site as a heritage-listed item will require consent.
37.4	Support in part	All	Supports the Council including additional heritage/character areas - to protect the heritage of our towns. We would hate to see large scale demolition of older character homes in good condition, just because it's more profitable for intensification.	The Council protect and preserve cultural and heritage sites including heritage buildings and trees, which may be destroyed by housing intensification.	Noted. This is actioned by the ODP and PC 26 historic heritage and character-related provisions.

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41.2	Support in part	21.1.2.5	Concerned that the residential policy and associated assessment criteria does not cover "removal," and the removal of a recognised character house from a character cluster has the potential to detract and cause adverse effects on the overall nature and integrity of the cluster. "Removal" should be included in this policy to enable it to be considered and assessed as part of a resource consent application.	That Rule 21.1.2.5 and associated assessment criteria, including proposed assessment criteria (b) are retained subject to the following amendment to 21.1.2.5: 21.1.2.5-Character Clusters- Construction of new buildings, relocated dwellings <u>and removal or demolition of</u> or alterations or additions to existing buildings." and Assessment criteria: "The extent to which the new building, alterations or additions to an existing building or demolition or removal of a building contributes or detracts from the character cluster statements in Appendix DG1."	Agree. It is noted that PC 26 Rule 21.1.2.5 does already contain the word "demolition" (but not "removal"). Recommendation: Amend Rule 21.1.2.5 and associated assessment criteria accordingly.
41.3	Support	21.1.2A.4	Supports the new rule. This policy covers the full range of matters that should be assessed as they have potential to adversely affect the cohesive nature of character clusters.	New activity 21.1.2A.4 is retained.	Agree.
41.4	Support	21.1.2A.4	Supports the proposed assessment criteria required to assess matters as part of the Medium Density Residential Zone. These assessment criteria appear to cover the full range of matters that should be assessed at the time of proposed works on a character cluster.	Assessment criteria 21.1.2A.4 (a) - (l) are retained	Agree.

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41.5	Support in part	21.1.2A.5	The Plan should specifically consider the impacts of the more intensive development on any adjacent sites that may contain the historic heritage, cultural, archaeological, or built, and character clusters.	That the assessment criteria are retained and amended with the addition of a new assessment criteria, as follows: <u>(u) The extent to which development is compatible and does not detract from the values of adjacent historic heritage or character cluster sites."</u>	Agree. Recommendation: Amend Assessment Criteria 21.1.2A.5 accordingly.
41.6	Support in part	All	The Plan should specifically consider the impacts of the more intensive development on any adjacent sites that may contain the historic heritage, cultural, archaeological, or built, and character clusters. This framework would also enable the Plan to better provide for cultural and historic heritage landscape which is often spread across several sites.	The Plan needs a framework to specifically consider the impacts of the more intensive development on any adjacent sites that may contain the historic heritage, cultural, archaeological, or built, and character clusters and to enable mitigation as required in an integrated manner.	Issues of cultural and archaeological heritage are outside the scope of this report. Such a framework would need to have associated rules etc. to make it meaningful; in my view, this is beyond the scope of PC 26 but could be considered in future iterations of the district plan itself. With regard to historic heritage buildings (scheduled in ODP Appendix N1) and character clusters, PC 26's existing policy and associated rules (with recommended amendments) is considered an appropriate mechanism to manage the impacts of intensification while enabling development in (historic) inner-suburban areas.
41.9	Amend	21.1.2A.6	The Plan should specifically consider the impacts of the more intensive development on any adjacent sites that may contain the historic heritage cultural, archaeological, or built, and character clusters.	That the building height assessment criteria 21.1.2A.6 (c) and (d) are amended as follows:(c) Whether consistency has been achieved with respect of the appearance and design of the development with the character and values of the area, including existing buildings on site and adjoining sites.(d) the degree to which shading, loss of daylight, amenity values and privacy affect the adjoining properties, <u>including any historic heritage or parts of a character clusters on adjoining properties.</u>	Agree. Recommendation: Amend Assessment Criteria 21.1.2A.6 accordingly.

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41.11	Support in part	21.1.2A.7	The Plan needs a framework to acknowledge impacts of proposed development on adjacent sites and enable mitigation as required in an integrated approach.	That the height in relation to boundary assessment criteria (a) is amended as follows: " (a) the degree to which shading, loss of daylight, amenity values and privacy affect the adjoining properties, <u>including any historic heritage or character clusters on adjoining properties.</u> "	Agree. Recommendation: Amend Assessment Criteria 21.1.2A.7 accordingly.
41.13	Support in part	21.2.2A.8	Supports the wide range of assessment criteria for sites where there are more than three dwellings within the Medium Density Residential Zone, particularly the assessment criteria related to setbacks that gives regard to the impacts of the proposed development on adjacent sites.	Include a new assessment criterion in 21.2.2A.8 as follows: <u>(k) The extent to which development is compatible and does not detract from the values of adjacent historic heritage or character clusters sites.</u>	Agree. Recommendation: Amend Assessment Criteria 21.1.2A.8 accordingly.
41.14	Support in part	21.1.2A.9	Supports the wide range of assessment criteria for sites where there are more than three dwellings within the Medium Density Residential Zone, particularly the building coverage assessment criteria that gives regard to the impacts of the proposed development on adjacent sites.	That the assessment criteria 21.1.2A.9 are retained, and assessment criteria (e) is amended as follows:(e) The extent to which increased site coverage would adversely affect adjoining properties, <u>including historic heritage and character cluster sites</u> , in terms of dominance of building, loss of privacy, access to sunlight and daylight	Agree. Recommendation: Amend Assessment Criteria 21.1.2A.9 accordingly.
41.16	Support in part	21.1.2A.28	Supports in part the assessment criteria.	That the assessment criteria 21.1.2A.28 are retained.	Agree.

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41.17	Support in part	21.1.2A.28	Considers the wording should be amended to better address the retention of historic heritage values rather than “heritage character” which does not encapsulate the correct matters. HNZPT is also concerned at the use of the word “enhance” as this has no meaning in the context of historic heritage and should be deleted.	That assessment criteria 21.1.2A.28(a) is amended as follows: (a) The extent to which the historic heritage character values <u>values</u> is are maintained and enhanced .	Agree. Recommendation: Amend Assessment Criteria 21.1.2A.28 accordingly.
41.19	Support in part	21.1.15	The values of heritage items can be directly affected and detracted from, at the time of subdivision through the installation of additional buildings, driveways, parking, and landscaping and when revised access arrangements or similar changes are made. There should be a small amendment to ensure that the values of the listed heritage item are also considered at the time of subdivision allowing for an integrated consideration of the impacts.	That assessment criteria 21.1.15 (l) and (s) are retained, and (l) is amended as follows:(l) The extent to which the subdivision may affect the surroundings, <u>or values</u> of a listed heritage items.	Agree. Recommendation: Amend Assessment Criteria 21.1.15 accordingly.
41.2	Support	Appendix 2 Assessment of Existing Qualifying Matters	Supports the retention of the existing qualifying matters and the related controls. This will assist to give effect to enable the Plan to provide for the RMA matters of national importance found at section 6(e) and 6(f).	That the Existing Qualifying Matters in Appendix 2 are retained.	Agree.
41.22	Amend	All	Suggests that it would be appropriate for the Council to follow up the specialist report that recognised a number of places that are suitable to be included on the Heritage Schedules of the District Plan with a Plan Change to ensure the permanent protection of these important items into the future	Council to follow up the specialist report that recognised a number of places that are suitable to be included on the Heritage Schedules of the District Plan with a Plan Change to ensure the permanent protection of these important items into the future	Agree. Recommendation: Waipā Council to commission an assessment of places for potential addition to the ODP Appendix N1, based on the specialist report and the findings of this report.

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43.3	Support	All	RMA Section 771 introduces the ability to use qualifying matters to make the MDRS less enabling in order to manage effects on a range of matters with recognised features and attributes. The character, form and appearance of Cambridge's urban environment are integral parts of the town's strength.	Supports in principle the introduction of Character Clusters as a means of managing intensification within discrete parts of Cambridge.	Noted.
43.4	Support	Policies 2A.3.3.1(e) and 2A.3.3.4 and Rule 2A.1.9(i)	The character of Cambridge's urban environment is an integral part of the town's strength. If lost, this will have an adverse effect on market choice and future investment decisions. Objectives 1 and 4 of the NPS-UD, and one of the guiding principles of Future Proof (2.4), all make claims to ensure the character of urban environments remain diverse and retain their distinct identities.	Character Clusters be retained as a Qualifying Matter for Grey Street, Cambridge.	<p>Agree, noting that fieldwork of this area indicate the extent of the Grey Street character cluster should extend from Clare Street (north) to Hamilton Road (south), forming a legible and contiguous block. This would enable the Grey Street character cluster to continue to contribute to Cambridge's distinct identity as sought by this submission.</p> <p>Recommendation: That the Grey Street character cluster be (a) retained and (b) amended to the extent shown in this report's proposed planning maps.</p>

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43.5	Oppose	Rule 2A.4.1.3(d)	While safeguarding the character clusters is necessary, it is considered that some of the provisions place an unreasonable regulatory burden on these properties. It is considered inappropriate and unnecessary for Rule 2A.4.1.3(d) to include alterations or additions to existing buildings within character cluster areas as a Restricted Discretionary activity. It is important that homes can be maintained and improved efficiently - they should also be readily able to adapt, so that they can continue to meet the needs of residents. It is more efficient for alterations and additions to existing buildings in character clusters to be permitted activities. The effects of alternations and additions can be effectively managed through the application of appropriate performance standards - these could control the scale, location and appearance of alterations and additions. The focus of the controls should be on maintaining the overall character of the area.	The activity status for alterations or additions to buildings within character clusters be amended to Permitted activity, subject to any necessary performance standards.	Reject. Alterations and additions may have significant adverse effects on the values of character clusters. It is considered important to retain the RD activity status for this activity. However, it is noted that the MDRZ as drafted in PC 26 does not include the permitted activity rule included in the ODP Section 2 – Residential Zone. It is recommended that this permitted activity rule be carried through into the MDRZ (new 2A.4.1.1(l) – see body report).
51.2	Support	2A.1	The Submitters support the inclusion of heritage and character as qualifying matters and agrees with the rationale for the inclusion of these qualifying matters at 2A.1.19 - 2A.1.23 and the proposed statements of policy at 2A.3.3.1.	Submitter supports the inclusion of heritage and character as qualifying matters in Cambridge.	Noted.

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51.3	Support	Map 58	Maintaining the special look and feel of these residential areas with houses with heritage-values, larger gardened sections, mature trees and an overall sense of space and beauty is good for the residents of Cambridge. The stretch of Thornton Road between Victoria/Albert St and Robinson St faces Lake Te Koo Utu reserve and as such is highly visible to large numbers of people using the reserve. The special character of the residential side of this area of Thornton Rd compliments the beauty of the reserve.	Submitter supports the inclusion of new Character Clusters in Cambridge as shown on New Map 58, and in particular we support the inclusion of a Character Cluster along Thornton Road/Princes St (between Victoria Street and Albert Street/Robinson Street).	<p>Agree in part. The stretch of Thornton Road mentioned by this submitter is indeed in a highly prominent area of public recreation, and as such plays an important role in maintaining the legibility of Cambridge's history and early character. Fieldwork has confirmed the extent of this character cluster and the clusters identified on Princes and Bowen Streets, resulting in an amalgamated cluster (see proposed planning maps). This recommended change would enable this area to more robustly maintain the historic identity and legibility of Cambridge and is in a location to be easily experienced by residents and visitors, as raised by this submitter. The quantity and continuity of historically-derived character properties diminishes along Princes and Thornton Streets in the western portions, and as such it is not recommended that this cluster extends beyond Bowen Street. This balance of coverage also enables a significant area of potential intensification in this location of high amenity and proximity to the town centre.</p> <p>Recommendations:</p> <ul style="list-style-type: none"> - Retain and amalgamate the Thornton Street, Princes Street and Bowen Street character clusters as shown in the proposed planning map. - Delete the small Princes Street and Bowen Street character clusters.
51.4	Amend	2A.4.1.1(b)	The submitters consider that three houses per section should not be permitted at all in Character Cluster areas in order to maintain the character of these areas. The requested amendment makes the treatment of the Character Cluster Qualifying Matter Overlay consistent with the treatment of the Infrastructure Constraint Qualifying Matter Overlay (i.e. that up to three dwellings can only be outside these areas).	Amend clause 2A.4.1.1(b) to add at the end of the first existing sentence the words " <u>...and outside the Character Cluster Areas</u> " to make it clear that the ability to build up to three dwellings per site as a permitted activity does not apply to Character Cluster areas.	<p>Agree.</p> <p>Recommendation:</p> <p>Amend 2A.4.1.1(b) accordingly.</p>

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51.5	Amend	2A.4.1.3(b)	The submitters consider that three houses per section should not be permitted at all in Character Cluster areas in order to maintain the character of these areas. Therefore, we propose for clause 2A.4.1.3(b) to be amended to make it clear that the ability as a restricted discretionary activity to build up to three dwellings per site does not apply at all to Character Cluster areas. This makes the treatment of the Character Cluster Qualifying Matter Overlay consistent with the treatment of the Infrastructure Constraint Qualifying Matter Overlay (i.e. that up to three dwellings can only be outside these areas).	Amend clause 2A.4.1.3(b) to add at the end of the first existing sentence the words "... and outside the Character Cluster Areas".	Reject. All new construction in a character cluster is a RD activity under PC 26, with assessment criteria that take into account the character qualities of the area. This is considered sufficient to maintain and enhance the character qualities of character clusters, balanced with intensification requirements, as intended by PC 26.
51.6	Amend	Appendix DG1	Appendix DG1 as it appears in the proposed amended plan (section 2.6 page 128-129) only has amended character cluster statements for the existing clusters and does not have any character cluster statements for the new proposed clusters shown on New Maps 58 and 59. The criteria states: "The extent to which the [proposed work] contributes or detracts from the Character Cluster Statements in Appendix DG1." For this to be a meaningful and workable criteria, there needs to be a statement in DG1 for each of the new clusters in Maps 58 and 59. This appears to be an unintentional oversight.	Amend Appendix DG1 to include Character Clusters Statements for each of the new character cluster areas or streets identified on New Maps 58 and 59 including Princes Street, Thornton Road (between Victoria Street and Albert Street/Robinson Street), Hall Street, Bryce Street, Hamilton Road/Cambridge Road (between the town belt and Victoria Street), Burns Street and Moore Street in Cambridge; and College Street and Turere Lane in Te Awamutu. The content of the new Character Cluster Statements can be derived from the Character Area Review (appendix 4), which addresses the special character of each area.	Agree. The character statements are incomplete and insufficient for identifying clusters' values against which land use applications should be considered. Recommendation: Amend character statements in ODP Appendix DG1 to provide fulsome descriptions to support future land use consent assessments.

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53.9	Support in part	2A.4.2.6	Street character comes from the appearance of the streetscape - provision of mature street trees, wide berms and footpaths, rather than development within private property. As such, a 6m road boundary setback along an identified character street is excessive and does not create a sense of either historic & special character.	Remove the 6m road boundary setback requirement in Rule 2A.4.2.6 and reduce this to 4m. Suggested Rule amendment: 2A.4.2.6 The minimum building setback depth listed above is modified in the following locations:... (b) On sites adjoining a road where the Character Street policy overlay area applies, a front yard setback of 6 4 meters is required.	Reject. A 6m setback is considered appropriate to maintain the particular character qualities of identified character streets (see body report). However, it is noted that the fieldwork undertaken as part of this report has resulted in a recommended reduction of character street coverage across Cambridge (reduced from 6 to 3), Leamington (reduced from 2 to zero) and Te Awamutu (reduced from 2 to 1). Recommendation: Retain the provisions for character streets in PC 26, reduce their number / coverage as recommended in this report.
53.1	Support in part	Planning Maps	A number of identified character streets no longer contain 'character' within private property. This is demonstrated on streets like Bryce Street. While Bryce Street is identified as a 'character street', there is a large mix of housing densities, typologies and road boundary setbacks – the road berms within Bryce Street are not as wide as other identified character streets and street planting is dispersed along the street.	Remove Bryce Street from the List of identified character streets.	Agree. Bryce Street is not sufficiently historically and aesthetically distinctive to warrant its inclusion as a character street. Recommendation: Delete Bryce Street from the list of character streets in Cambridge, amend PC 26 planning maps accordingly.
53.11	Support	Various	Sites with archaeological, cultural or historic notations already have existing protection via requiring a Resource Consent to undertaken development within the site, therefore an expansion of 'Character Clusters' to protect 'character' is unnecessary.	Sites with archaeological, cultural or historic notations already have existing protection via requiring a Resource Consent to undertaken development within the site, therefore an expansion of 'Character Clusters' to protect 'character' is unnecessary.	Reject. Character clusters are a distinct planning tool that maintains and enhances collective historically-derived character. Along with individually-scheduled historic heritage items, archaeology and cultural heritage, they provide an important mechanism for retaining the legibility and distinct identities of towns. It is considered that the fieldwork that has been undertaken as part of this report provides greater transparency and robustness to the location and extent of character clusters included in PC 26.

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57.1	Support in part	Planning map 59	The outcome of the new proposed Character Cluster/houses overlay is inequitable for the following reasons:(a) The property is not listed within an existing character overlay that I would have accepted 20 years ago when I purchased the property.(b) Time constraints have reduced the validity of the report.(c) Property rights will be lost. (d) Private and commercial property development will be reduced.(e) The changes will subject certain properties to onerous planning standards.	682 Alexandra Street, Te Awamutu should be removed from the new proposed character cluster and that the recommendation of the report that it be considered for inclusion in the Heritage Schedule be rejected.	Agree. The character cluster planning tool is not appropriate for individual properties unconnected from a contiguous streetscape "cluster." Recommendation: Delete 682 Alexandra St, Te Awamutu from the character cluster coverage.
57.2	Support in part	Planning Map 59; various	The process/review for deciding character clusters as qualifying matters is inadequate. Additional properties of equal or similar historical association or architectural merit to those recommended and included should be added. For instance, Appendix 4 states that a number of 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. The submitter has attached a document of photos of properties that should be included.	The new proposed character cluster/houses overlay and new planning map 59 'Character Clusters - Te Awamutu' is set aside or withdrawn and a more substantive analysis/review should be undertaken, for consultation with the full community and agreement before our property rights are removed via the reactive measure to the amended Act / new MDRS in the proposed qualifying matter.	Agree for the need for review, and this has been undertaken accordingly as presented in this report. In particular, historical research and systematic site survey fieldwork has been undertaken to ascertain the specific context and characteristics of character streets and character clusters. This has resulted in recommended amendments to their extent and boundaries, including in Te Awamutu, enabling the resultant areas to be adequately justified as qualifying matters under s771 of the RMA-EHS. Recommendation: Amend the character cluster coverage in Te Awamutu as shown in PC 26 maps to reflect changes recommended in this report.

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57.3	Support in part	Planning Map 59; various	Subdivision and development of the rear of 682 Alexandra Street would not be visible from the street and the Character Cluster policy to maintain and enhance the character of each character cluster and maintain streetscape would be satisfied.	Subject to submission points 57.1 and 57.2, and subject to 682 Alexandra Street being included within the implementation of a new Character overlay, Council acknowledge that the rear yard of the site is subdividable as of right, provide compensation, a new title free of development or financial contributions and provide confirmation that there is no limitation to carrying out the subdivision/development work at the rear at a future date under the new Medium Density Residential Standards that would apply to non-character sites >600m ² , to waive the proposed new controls for the development of Character Properties and requirements for Resource Consent to develop the rear of the site.	Noted, but not applicable subject to acceptance of recommendation at Point 57.1 above.

Submission point	Support / oppose etc.	PC 26 Ref / ODP Provision	Submission Summary	Decision Requested	Response
61.2	Support in part	All	The idea of 'character streets' is supported, however there must be a clear sense of character within the streetscape and development within private property should not dictate the 'character' of a street. Hall Street is an excellent example of streetscape providing the character of the street. Introducing a set of urban design guidelines into PC26 will help achieve a sense of character for new developments regardless of the boundary setback distance. As such, a 6m road boundary setback along an identified character street is excessive and should be reduced.	Reduce the 'Character Street' setback from 6m to 4m to be consistent with the rest of the plan. Or New urban design guidelines could be formulated to apply to character streets, negating the need for road boundary setbacks over and above the standard 1.5m setback.	Reject. A 6m setback is considered appropriate to maintain the particular character qualities of identified character streets (see body report). However, it is noted that the fieldwork undertaken as part of this report has resulted in a recommended reduction of character street coverage across Cambridge (reduced from 6 to 3), Leamington (reduced from 2 to zero) and Te Awamutu (reduced from 2 to 1), to more accurately identify those with a clear sense of character within the streetscape, as noted by this submitter. It is noted that guidelines are a different planning mechanism to a standard and do not have the same regulatory control, and as such would not achieve the regulatory outcome intended by PC 26. However, it is recommended that this suggestion is taken forward outside of the statutory planning process.
70.47	Oppose in part	2A.1.22 - 2A.1.23	'Preserving the past' in a blanket way in character areas is simply not appropriate given the growing needs of the community and the scarcity of land. There needs to be adequate justification under s32 of the Act for these matters to be qualifying matters.	Review extent of and justification for character related qualifying matters and amend provisions/maps to reflect narrower scope of qualifying matters.	Agree for the need for review, and this has been undertaken accordingly as presented in this report. In particular, historical research and systematic site survey fieldwork has been undertaken to ascertain the specific context and characteristics of character streets and character clusters. This has resulted in recommended amendments to their extent and boundaries, enabling the resultant areas to be adequately justified as qualifying matters under s771 of the RMA-EHS. Recommendation: Amend PC 26 provisions and maps to reflect changes recommended in this report.

Submission point	Support / oppose etc.	PC 26 Ref / ODP Provision	Submission Summary	Decision Requested	Response
70.124	Oppose	Planning Maps 58 & 59	The submitter opposes the additional mapping of 'character clusters' and the policy protection afforded to these areas as this undermines the intent of the MDRS. Identification and protection of character clusters does not appropriately recognise that the character of residential zones will need to change over time to enable a variety of housing types with a mix of densities.	Delete Planning Maps 58 & 59.	Reject. Under the RMA-EHS s77I, territorial authorities may make the MDRS and the relevant building height or density requirements less enabling of development to accommodate specific qualifying matters. Character clusters fall under s77I(j), and they have been identified and justified with site-specific analysis as required by s77L.
71.1	Oppose	All	This plan change would adversely affect the environment and spatial feeling we have in Cambridge.	Would like to see areas where historic housing and greenspace be defined as not for intensification.	See response to submission 17.3.
73.47	Oppose in part	2A.1.22 - 2A.1.23	'Preserving the past' in a blanket way in character areas is simply not appropriate given the growing needs of the community and the scarcity of land. There needs to be adequate justification under s32 of the Act for these matters to be qualifying matters.	Review extent of and justification for character related qualifying matters and amend provisions/maps to reflect narrower scope of qualifying matters	See response to submission 70.47.
73.124	Oppose	Planning Maps 58 & 59	The submitter opposes the additional mapping of 'character clusters' and the policy protection afforded to these areas as this undermines the intent of the MDRS. Identification and protection of character clusters does not appropriately recognise that the character of residential zones will need to change over time to enable a variety of housing types with a mix of densities.	Delete Planning Maps 58 & 59.	Reject. See response to submission 70.47.

Submission point	Support / oppose etc.	PC 26 Ref / ODP Provision	Submission Summary	Decision Requested	Response
74.1	Oppose	All	<p>The submitter is concerned that by allowing the proposed changes in PC26 the nature and look of some long-established neighbourhoods in Te Awamutu and Cambridge will be altered. Houses located towards the end of Bank Street leading into Puniu Road, and Hazelmere Crescent should be protected as they are probably the earliest examples of "state" housing in Te Awamutu. The need for some intensification is understood but not on established streets where there are groups of houses that have historical and cultural significance, such as those on Bank Street.</p>	<p>That the houses referred to in the submission (group of wooden houses which are located towards the end of Bank Street leading into Puniu Road, and bungalows on Bank Street) are protected against future development.</p>	<p>Noted, with thanks for the useful historical information this submitter provides. This report recommends retention and limited extension of the Bank Street character cluster, in line with this submission. Recommendation: Amend the character cluster coverage on Bank Street, Te Awamutu as shown in PC 26 maps to reflect changes recommended in this report.</p>
79.14	Oppose	Various	<p>The proposed new character clusters and character provisions as notified, and the approach to 'character clusters' in the Plan, conflates issues of 'streetscape character' with the 'built character' that is sought to be protected on identified sites. Many of the 'clusters' are located on streets with a mixed range of dwelling typologies, many of which are either modern or highly modified. As a result, many of the cluster sites do not form a sufficient collection or grouping of buildings that contribute to a strong sense of consistent streetscape character, in reference to the built form that is present.</p>	<p>Delete the character cluster statements and overlays in their entirety and undertake further analysis to determine the exact values of the resources that the Council seeks to manage in the District Plan.</p>	<p>Reject in part. Further analysis as sought by this submitter has been undertaken and is presented in this report, with consequent recommended amendments to PC 26. Also see response to submission 70.47.</p> <p>Recommendation: Amend PC 26 provisions and maps to reflect changes recommended in this report.</p>

Submission point	Support / oppose etc.	PC 26 Ref / ODP Provision	Submission Summary	Decision Requested	Response
79.15	Oppose	Planning Maps	In many cases 'character streets' have a limited number of 'character buildings' that contribute to the 'streetscape character'. The Character Street policy overlay and associated 6m setback is unwarranted and has not been sufficiently justified under ss77J-L of the Housing Supply Act due to the limitations they would otherwise place on MDRS-enabled development.	Opposes the existing and proposed spatial identification (and associated provisions) of 'Character Streets' and seeks deletion in PC26.	Reject in part. A 6m setback is considered appropriate to maintain the particular character qualities of identified character streets (see body report). However, it is noted that the fieldwork undertaken as part of this report has resulted in a recommended reduction of character street coverage across Cambridge (reduced from 6 to 3), Leamington (reduced from 2 to zero) and Te Awamutu (reduced from 2 to 1), such that the remaining 4 character streets are adequately justified as qualifying matters under s77I of the RMA-EHS. Recommendation: Retain the provisions for character streets in PC 26, reduce their number / coverage as recommended in this report.
79.16	Amend	Various	The majority of streets subject to the proposed overlay feature generous road reserve widths, defined by very large street trees and berms. There is no justified need to impose a substantial 6m setback (where the MDRS otherwise enables a 1.5m setback from the front boundary) in such contexts, particularly where the character of those streets would be maintained as a result of being under the ownership and control of Council.	Seeks that where trees are a defining aspect of the 'street' character, they are specifically identified and scheduled due to their contribution to those streets.	Reject. See response to submission 79.15. However, it is recommended that future consideration (outside of PC 26) be given to scheduling avenues of trees as historic heritage.
79.28	Support	Appendix DG2 and Volume 3: Planning Map	Council has undertaken a site-by-site analysis of sites within the existing 'Cambridge Character Area' as required by S77L(c) of the Housing Supply Act and concluded that the existing 'Cambridge Character Area' was "too broad in scope". The submitter is supportive of the removal of the existing 'Cambridge Character Area'.	Supports the removal in PC26 of the existing 'Cambridge Character Area'.	Noted.

Submission point	Support / oppose etc.	PC 26 Ref / ODP Provision	Submission Summary	Decision Requested	Response
79.29	Oppose	Appendix DG1 and Volume 3: planning maps - Character cluster overlay	The proposed new character clusters and character provisions conflates the issues of 'streetscape character' with the 'built character' that is sought to be protected on identified sites. Kāinga Ora questions the planning method and assessment undertaken to determine the proposed provisions and considers that further analysis of the buildings and clusters is needed and only those that meet the s.6 test be individually scheduled in the District Plan.	Delete the character cluster statements, the overlay and the associated provisions in their entirety and undertake further analysis is undertaken to determine the exact values of the resources that the Council seeks to manage in the District Plan.	Reject in part. Further analysis as sought by this submitter has been undertaken and is presented in this report, with consequent recommended amendments to PC 26. Also see response to submission 70.47. Recommendation: Amend PC 26 provisions and maps to reflect changes recommended in this report.
79.3	Oppose	Volume 3: planning maps - Character Streets overlay	Opposes the existing and proposed spatial identification (and associated provisions) on 'Character Streets' and seeks deletion in PC26. In many cases 'character streets' have a limited number of 'character buildings' that contribute to the 'streetscape character'. Kāinga Ora considers that the Character Street policy overlay and associated 6m setback is unwarranted and has not been sufficiently justified. The majority of streets subject to the proposed overlay feature generous road reserve widths, defined by very large street trees and berms. There is no justified need to impose a substantial 6m setback in such contexts.	Delete the character streets overlay and the associated provisions in their entirety.	Reject in part. See response to submission 79.15.

Submission point	Support / oppose etc.	PC 26 Ref / ODP Provision	Submission Summary	Decision Requested	Response
79.31	Oppose	Appendix DG1 and Volume 3: planning maps- Character cluster overlay	Many of the 'clusters' are located on streets with a mixed range of dwelling typologies and do not form a sufficient grouping of buildings that contribute to a strong sense of consistent streetscape character, in reference to the built form that is present.	Appendix 4 identifies the character clusters and character streets that the submitter opposes and seeks deletion (refer to maps in Appendix 4 of the submission).	Reject. Character clusters inherently contain a mix of housing typologies in Waipā towns, due to very large original lot sizes and slow development over time that layered progressive patterns of subdivisions and new housing eras on older layout patterns. It is important to note that these areas are significant in the small towns that they are located within - to the specific historically-derived character and identity of the particular location.
79.32	Oppose	Volume 3 - Planning Maps - Character Streets Overlay	Considers that the Character Street policy overlay and associated 6m setback is unwarranted and has not been sufficiently justified. The majority of streets subject to the proposed overlay feature generous road reserve widths, defined by very large street trees and berms. There is no justified need to impose a substantial 6m setback in such contexts.	Identify and schedule specific trees where they are a defining aspect of the 'street' character.	Reject. See responses to submissions 79.15 and 79.16.
79.114	Support in part	2A.1 Introduction	Supports the notified provisions as it relates to historic heritage.	Retain the provisions 2A.1.19, 2A.1.20 and 2A.1.21 as notified with the exception that any reference to character is deleted. Consistent with the overall submission and relief sought.	Noted re historic heritage. Reject re deletion of any reference to character - see response to submissions 70.47 and 79.29.
79.115	Support in part	2A.1 Introduction	Amendments are sought to any reference to character in the District Plan.	Delete 'and Character' from the heading above 2A.1.19 as follows: Qualifying Matters - Historic Heritage and Character 2A.1.19	Reject, as above.
79.116	Support in part	All	Amendments are sought to any reference to character in the District Plan.	Amendments are sought to any reference to character in the District Plan.	Reject, as above.

Submission point	Support / oppose etc.	PC 26 Ref / ODP Provision	Submission Summary	Decision Requested	Response
79.117	Support in part	Policy 2A.1.22	Amendments are sought to any reference to character in the District Plan.	Delete Policy 2A.1.22 and make consequential renumbering and references to these policies amendments.	Reject, as above.
79.118	Support in part	Policy 2A.1.23	Amendments are sought to any reference to character in the District Plan.	Delete Policy 2A.1.23 and make consequential renumbering and references to these policies amendments.	Reject, as above.
79.119	Oppose	Policy 2A.1.22	The proposed new character clusters and character provisions as notified, and the approach to 'character clusters' in the Plan, conflates issues of 'streetscape character' with the 'built character' that is sought to be protected on identified sites. Many of the 'clusters' are located on streets with a mixed range of dwelling typologies, many of which are either modern or highly modified. As a result, many of the cluster sites do not form a sufficient collection or grouping of buildings that contribute to a strong sense of consistent streetscape character, in reference to the built form that is present.	Delete Policy 2A.1.22.	Reject, as above.
79.12	Support in part	Planning Maps; Section 2A	The submitter is supportive of the removal of the existing 'Cambridge Character Area'.	Kāinga Ora is supportive of the removal of the existing 'Cambridge Character Area'.	Noted.

Submission point	Support / oppose etc.	PC 26 Ref / ODP Provision	Submission Summary	Decision Requested	Response
79.121	Oppose	Planning Maps; Section 2A	Amendments are sought to delete the character cluster statements and overlays in their entirety.	That the existing and proposed character clusters (and associated provisions as they relate to sites within the relevant Medium Density Residential Zone) be deleted in their entirety.	Reject. See response to submissions 70.47 and 79.29.
79.122	Oppose	Planning Maps; Section 2A	The proposed new character clusters and character provisions and the character clusters in the Plan, conflates issues of 'streetscape character' with 'built character'. Many of the clusters do not form a sufficient collection or grouping of buildings to form a consistent streetscape character. Any such provisions and values identified should be 'managed' rather than 'protected' in the District Plan.	The character cluster and character street provisions as proposed be deleted and that further analysis is undertaken to determine the exact values of the resources that the Council seeks to manage in the District Plan.	Reject in part. Further analysis as sought by this submitter has been undertaken and is presented in this report, with consequent recommended amendments to PC 26. Also see response to submission 70.47. Recommendation: Amend PC 26 provisions and maps to reflect changes recommended in this report.
79.123	Support in part	Planning Maps; Section 2A	The site by site analysis undertaken by Council recommended the potential to include individual buildings or clusters within Council's Heritage Schedule but this recommendation was not adopted. Further analysis of these buildings and clusters should be undertaken and those that meet the test under s.6 RMA be individually scheduled in the District Plan.	That further analysis of the buildings and clusters is undertaken and those that meet the test under s.6 of the RMA are individually scheduled in the District Plan.	Reject. See responses to submissions 53.11 and 70.124. However, it is recommended that future consideration (outside of PC 26) be given to scheduling individual buildings as historic heritage, as noted in this report.

Submission point	Support / oppose etc.	PC 26 Ref / ODP Provision	Submission Summary	Decision Requested	Response
79.124	Support in part	Planning Maps; Section 2A	The proposed new character clusters and character provisions and the character clusters in the Plan, conflates issues of 'streetscape character' with 'built character'. Many of the clusters do not form a sufficient collection or grouping of buildings to form a consistent streetscape character. Any such provisions and values identified should be 'managed' rather than 'protected' in the District Plan.	Make changes sought in Appendix 4 to the submission (which identifies the 'Character Clusters' and the 'Character Streets' that Kāinga Ora oppose).	Reject in part. See response to submission 70.47.
79.125	Oppose	2A.1.23	In many cases 'character streets' have a limited number of 'character buildings' that contribute to the 'streetscape character'. Kāinga Ora considers that the Character Street policy overlay and associated 6m setback is unwarranted and has not been sufficiently justified under ss77J-L of the Housing Supply Act due to the limitations they would otherwise place on MDRS-enabled development.	Delete policy 2A.1.23.	Reject. See response to submission 79.15.
79.126	Oppose	Planning Maps; Section 2A	The proposed new character clusters and character provisions and the character clusters in the Plan, conflates issues of 'streetscape character' with 'built character'. Many of the clusters do not form a sufficient collection or grouping of buildings to form a consistent streetscape character. Any such provisions and values identified should be 'managed' rather than 'protected' in the District Plan.	The existing and proposed spatial identification (and associated provisions) on 'Character Streets' are deleted from PC26.	Reject. See responses to submissions 70.47.
79.127	Oppose	Planning Maps; Section 2A	The proposed new character clusters and character provisions and the character clusters in the Plan, conflates issues of 'streetscape character' with 'built character'. Many of the clusters do not form a sufficient collection or grouping of buildings to form a consistent streetscape character. Any such provisions and values identified should be 'managed' rather than 'protected' in the District Plan.	Accept the changes sought in Appendix 4 (which identifies the 'Character Clusters' and the 'Character Streets' that Kāinga Ora oppose).	Reject. See responses to submissions 70.47.

Submission point	Support / oppose etc.	PC 26 Ref / ODP Provision	Submission Summary	Decision Requested	Response
79.128	Support in part	Planning Maps; Section 2A	The majority of streets subject to the proposed overlay feature generous road reserve widths, defined by very large street trees and berms. There is no justified need to impose a substantial 6m setback (where the MDRS otherwise enables a 1.5m setback from the front boundary) in such contexts, particularly where the character of those streets would be maintained as a result of being under the ownership and control of Council.	Where trees are a defining aspect of the 'street' character, seeks that they are specifically identified and scheduled due to their contribution to those streets.	Reject. See response to submission 79.15. However, it is recommended that future consideration (outside of PC 26) be given to scheduling avenues of trees as historic heritage.
79.142	Oppose in part	2A.2.9	The provision reads as a statement rather than a resource management 'issue' to be addressed. There will be instances where some signage may be necessary for suitable non-residential activities that locate within the zone.	Amend 2A.2.9 as follows: <u>The establishment of inappropriate signage in residential environments can adversely affect</u> Signs are not consistent with the character of planned urban form character of residential neighbourhoods. Signs can also detract from the character and values associated with identified heritage items, and character clusters.	Accept in part. A revised 2A.2.9 is recommended below, in light of the findings and recommendations of this report. " <u>Signage in residential environments can adversely affect</u> Signs are not consistent with the planned urban form and character of residential neighbourhoods. Signs can also detract from the character and values associated with identified heritage items and character clusters. "
79.143	Oppose in part	All	Reference to character clusters are opposed for the reasons outlined in the submission letter and the overall Kāinga Ora submission.	References to the anticipated character and form of development in the zone should use terminology consistent with the NPS-UD and MDRS in the Housing Supply Act.	Noted.
79.144	Oppose in part	All	Reference to character clusters are opposed for the reasons outlined in the submission letter and the overall Kāinga Ora submission.	Delete any reference to character clusters.	Reject. See response to submissions 70.47 and 70.124.

Submission point	Support / oppose etc.	PC 26 Ref / ODP Provision	Submission Summary	Decision Requested	Response
79.17	Oppose in part	Section 2A	Consistent with the overall Kāinga Ora submission, character 'streets' and 'clusters' are opposed in the Medium Density Residential Zone.	Delete any reference to character clusters.	Reject. See response to submissions 70.47 and 70.124.
79.175	Oppose in part	All	Consistent with the overall Kāinga Ora submission, character 'streets' and 'clusters' are opposed in the Medium Density Residential Zone.	Delete any reference to character clusters.	Reject. See response to submissions 70.47 and 70.124.
79.176	Oppose	All	Consistent with the overall Kāinga Ora submission, character 'streets' and 'clusters' are opposed in the Medium Density Residential Zone.	Delete Policy-Character Clusters 2A.3.3.4 and any references to the policy. Make consequential numbering changes.	Reject. See response to submissions 70.47 and 70.124.
79.177	Oppose in part	2A.3.3.5	Kāinga Ora supports the policy-intent to manage the effects of development on identified buildings protected under s.6 RMA.	Kāinga Ora supports the policy-intent to manage the effects of development on identified buildings protected under s.6 RMA.	Noted.
79.178	Oppose in part	2A.3.3.5	Policy 2A.3.3.5 implies the 'avoidance' of all adverse effects and this is inappropriate for reasons outlined throughout the Kāinga Ora submission. The extent to which views of a heritage building and setting may reduce the application of the MDRS (enablement of up to three dwellings per site) has not been sufficiently justified or assessed within the s.32 analysis required by s.77 of the Housing Supply Act on a site by site basis.	Amend Policy 2A.3.3.5 Subdivision and development adjoining Category A heritage items as follows: 2A.3.3.5 To ensure that subdivision and development and associated earthworks adjoining Category A heritage items <u>manages and/or mitigates</u> do not result in adverse effects on the listed heritage building including its setting and vistas to the building.	Accept in part. Accept in part. A revised 2A.2.9 is recommended below, in light of the findings and recommendations of this report. " <u>Signage in residential environments can adversely affect</u> Signs are not consistent with the planned urban form and character of residential neighbourhoods. Signs can also detract from the character and values associated with identified heritage items and character clusters."
79.182	Oppose	2A.3.4.2	The submitter opposes character streets and clusters for the reasons outlined in the overall Kāinga Ora submission.	Delete Policy 2A.3.4.2 and any reference to the policy.	Reject. See response to submission 79.15.

Submission point	Support / oppose etc.	PC 26 Ref / ODP Provision	Submission Summary	Decision Requested	Response
79.216	Oppose in part	2A.4.1.1	Consistent with the overall Kāinga Ora submission and 2A.4.1.3(d), character clusters are opposed and sought to be deleted. Consequential amendment is required to 2A.4.1(f) and (g).	A Consequential amendment is required to 2A.4.1(f) and (g) based on the submission to 2A.4.1.3(d) opposing character clusters as follows: 2A.4.1.1 Permitted activities.....(f) Demolition and removal of buildings, except in character clusters and those listed in Appendix N1-Heritage Items. (g) Relocated buildings, except where located in a character cluster or listed in Appendix N1-Heritage items.	Reject. See response to submission 70.47.
79.228	Oppose	2A.4.1.3(c); planning maps; various	Seeks that the existing and proposed character clusters and associated provisions be deleted in their entirety from PC26.	Delete the 'character cluster' overlays and provisions under PC26 in their entirety.	Reject. See response to submission 70.47.
79.229	Oppose	2A.4.1.3(d)	Seeks that the existing and proposed character clusters and associated provisions be deleted in their entirety from PC26.	Delete the 'relocated buildings' provisions as they are more appropriately managed through the Building Act.	Agree that the text relating to "relocated buildings" is unnecessary as a planning provision. Recommendation: Delete the following text from 2A.4.1.3(d): Additionally for relocated buildings: § Condition of the exterior of the building; and § Repairs and works identified for action in Council approved or certified Building Relocation Inspection Report; and § Reinstatement works; and § Timing for completing any required works.
79.23	Oppose	Various	The submitter does support the proposed removal of the existing 'Cambridge Character Area' overlay.	Support the proposed removal of the existing 'Cambridge Character Area' overlay.	Noted.

Submission point	Support / oppose etc.	PC 26 Ref / ODP Provision	Submission Summary	Decision Requested	Response
79.241	Oppose in part	Planning maps; various	The Character Street policy overlay and associated 6m setback is unwarranted. The majority of streets subject to that overlay feature generous road reserve widths, defined by very large street trees and berms. The character of those streets would be maintained as a result of being under the ownership and control of Council.	Delete the 'character street' overlay as it applies within the Medium Density Residential Zone and all associated provisions.	Reject. See response to submission 79.15.
79.269	Support in part	15.4.1.1(e)	No reasons stated.	Delete all references to character clusters and character precinct areas.	Reject. See response to submission 70.47.
79.272	Support	15.4.1.1 (o)	For the reasons outlined in the Kāinga Ora submission on Character Clusters. Kāinga Ora supports the deletion of provisions related to the operative Cambridge Residential Character Area.	Maintain the deletion of 15.4.1.1(o) as notified.	Agree.
79.311	Oppose	Various	Consistent with its overall submission, Kāinga Ora seeks that the existing and proposed character clusters (and associated provisions as they relate to sites within the relevant MDRZ) be deleted in their entirety.	Delete the 'character cluster' overlays and provisions under PC26 in their entirety.	Reject. See response to submission 70.47.
79.322	Oppose	Appendix DG1; Planning Maps; various	Consistent with the overall Kāinga Ora submission, Kāinga Ora seeks that the existing and proposed character clusters (and associated provisions as they relate to sites within the relevant	Delete character cluster statements in Appendix DG1, consistent with the overall Kāinga Ora submission.	Reject, although the need to modify these statements to provide more fulsome information is acknowledged. See response to submissions 70.47 and 51.6.

Submission point	Support / oppose etc.	PC 26 Ref / ODP Provision	Submission Summary	Decision Requested	Response
79.323	Oppose	Appendix DG1; Planning Maps; various	MDRZ) be deleted in their entirety. Those existing and additional buildings identified in the architectural site by site analysis may be appropriate as being identified as Category C heritage buildings as-per the recommendations within that report. Such inclusion is subject to the appropriate analysis under S77L being undertaken by the council, to ensure their protection is fully-justified under S6 of the RMA. Kāinga Ora considers that the existing district plan provisions under Section 22 - Heritage and Archaeology, more appropriately manage the issues of 'built' character and heritage in relation to specific buildings.	Delete Te Awamutu College Street Character Cluster in Appendix DG1.	Agree. See proposed amended extent of character cluster in this vicinity, identified as the Rewi Street Character Cluster. Recommendation: As shown in this report's recommended planning maps - delete individually-identified properties on College Street from character cluster coverage; include the amended area on Rewi Street as the "Rewi Street Character Cluster."
79.324	Oppose	Appendix DG1; Planning Maps; various		Delete Te Awamutu: Alexandra Street Cluster in Appendix DG1.	Agree. See response to submission 57.1.
79.325	Oppose	Appendix DG1; Planning Maps; various		Delete Te Awamutu: Bridgeman Road Cluster in Appendix DG1.	Agree. See response to submission 57.1.
79.326	Oppose	Appendix DG1; Planning Maps; various		Delete Cambridge Queen Street Cluster Appendix DG1.	Reject. See proposed amended extent of character cluster on Queen Street. Recommendation: Amend the coverage of the Queen Street character cluster as shown in this report's recommended planning maps.
79.327	Oppose	Appendix DG1; Planning Maps; various		Delete Victoria Street Cluster (between Hamilton Road and Victoria Street) in Appendix DG1.	Reject. See proposed amended extent of character cluster on Victoria Street. Recommendation: Amend the coverage of the Victoria Street character cluster as shown in this report's recommended planning maps.

Submission point	Support / oppose etc.	PC 26 Ref / ODP Provision	Submission Summary	Decision Requested	Response
79.328	Oppose	Appendix DG1; Planning Maps; various		Delete Princes Street Cluster (between Thornton Road and Stafford Street) in Appendix DG1.	Reject. See proposed amended / amalgamated extent of character cluster in this location, identified as the Thornton Rd / Princes St Character Cluster Recommendation: Amend and amalgamate identified character clusters on Bowen, Princes and Thornton Streets as shown in this report's recommended planning maps, identified as the "Thornton Rd / Princes St Character Cluster."
79.329	Oppose	Appendix DG1; Planning Maps; various		Delete Princes Street Cluster (between Grosvenor Road and Weld Street) in Appendix DG1.	Agree. See response to submission 57.1.
79.33	Oppose	Appendix DG1; Planning Maps; various		Delete Bowen Street Cluster (between William and King Streets) in Appendix DG1.	Agree. See response to submission 57.1.

Appendix B

CHARACTER STREETS: HISTORIC SUMMARY AND ANALYSIS OF HISTORICAL SIGNIFICANCE

1. Hamilton Road

History of subdivision and development

Hamilton road was the entrance to Cambridge from Hamilton. The map of the Borough in 1922 shows that it retained the same subdivisions of land between Vogel Street and Bryce Street as in the 1878 survey, though the block between Clare Road and Hamilton, on the corner of Victoria Street and Hamilton Road had been further subdivided. An aerial view of Hamilton Road in 1939 shows development on both sides of the street, with several vacant lots throughout the street.¹ By 1961 there were no longer any vacant lots along the street, and by 1971 it is clear to see forms of intensification with units built within the blocks along Hamilton Road, as well an instance of a unit developed in front of an original house depicted in the 1939 aerial photograph.²

Historical / social significance

In 1869 it was the responsibility of the newly formed Cambridge Road Board to make a passable road to Hamilton. The Armed Constabulary carried out the work on the road. For many years the road was three tracks through long grass, but with the arrival of cars, authorities had to engineer the surface of the road to meet the demands of higher speeds and traffic.³

Hamilton road, like many of the streets, had cattle wandering about it during the night; there was one instance in which a horse rider complained about several cows which had made a habit of sleeping in the middle of Hamilton Road near the Anglican church. Following the leasing to land on the Town Belt in 1880, the west side of Hamilton Road in 1882 was also grassed and a number of oak trees were planted.⁴

Trees were also planted along the verges by the soldiers who were left unemployed at the end of World War I.⁵ After the Second World War, the Cambridge borough, co-operating with the Cambridge servicemen's relief association, employed a group of 'diggers' with the job of spraying and pruning the maple trees flanking either side of Hamilton Road, from the water tower to the Anglican Church.⁶

In 1903, under the mayorship of William Buckland, the Water Tower was built on Hamilton Road near the entrance of Cambridge and ran for 23 years. Though it no longer functioned, the Water Tower retained a

¹ 'Hamilton Rd, Cambridge, 3434', *Retrolens* (1939), <<https://retrolens.co.nz/map/#/Hamilton%20Rd,%20Cambridge,%203434>> [accessed 22/02/2022]

² 'Hamilton Rd, Cambridge, 3434', *Retrolens* (1961), <<https://retrolens.co.nz/map/#/Hamilton%20Rd,%20Cambridge,%203434>> [accessed 22/02/2022]; 'Hamilton Rd, Cambridge, 3434', *Retrolens* (1971), <<https://retrolens.co.nz/map/#/Hamilton%20Rd,%20Cambridge,%203434>> [accessed 22/02/2022]

³ Wilkinson, *Streets of Cambridge and Senior Citizens Tales*, p. 12.

⁴ Beer and Gascoigne, pP. 271, 279.

⁵ Wilkinson, *Streets of Cambridge and Senior Citizens Tales*, p. 12.

⁶ Ruth Wilkinson, *Life Was Like That* (Cambridge: Cambridge Independent, 1974), p. 16.

social significance to the town as it was included as a point of interest in A. E. Wilcox's 1986 report concerning aspects of the town which had physical value.⁷ It was also listed, as part of the constructions of interest in the Cambridge Walkabout, in the 2014 publication *Between The Rivers*, which marked the 150 year celebration of Waipā as a settlement.⁸

In 1907 Memorial gates to the Cambridge domain facing Hamilton Road were erected in honour of Thomas Wells.⁹

While Hamilton Road was a residential street throughout the decades, it also included a property that served a more public role. Nurse Helen Russel ran Victoria Nursing Home in Hamilton Road when it burnt down in 1921, the first floor of 'Whitiora' was rebuilt by C W Cooper in 1926 from plans by J T Douce.¹⁰ In 1934, the second storey was added by Speight Pearce Nicoll & Davys; the building then became known as 'Whitiora Nursing Home' run by Sisters McConachie and Pettigrew. When the new Cambridge Maternity Hospital was built in 1962, 'Whitiora' became a geriatric hospital, then a boarding house and flats. In 1974 it became 'Penmarric Restaurant', and by the 1980's, it was a top Waikato restaurant.¹¹

Hamilton Road was included alongside Hall Street, Victoria Square, Te Koutu Park, as well as the Waikato River and Karapiro Stream, as a specific area in the borough that had developed or inherited a very special environmental character. The Borough Council believed that these were an essential part of the town's identity which should be protected or enhanced.¹²

Cultural / spiritual significance

Hamilton Road's social value to the town is noted in several works as it retained an atmosphere that resonated with Cambridge's character as The Town of Trees. In 1927 Hamilton Road was described in an article by the Waikato Times as an "avenue of magnificent English trees" noting that Cambridge's "chief glory" was its trees and gardens. The article commented on the avenues of noble English trees to be found in the wider streets of the town, noting them as a testimony to the "foresight and love for the beautiful exhibited by the pioneers."¹³ In 1986, A. E. Wilcox made special note of Hamilton Road writing "this magic [of the Town's beauty and individuality] is immediately felt as one approaches Cambridge from the north through a grove of large oak trees . . . past an historic water tower and along a maple-lined avenue to the heart of the borough."¹⁴

⁷ Wilcox, A. E., *Heart of Cambridge* (Cambridge: Cambridge Borough Council, 1986), p. 26.

⁸ Field, pp. 43, 73.

⁹ Field, p. 74.

¹⁰ Dinah Holman, *Waikato Heritage Study* (Hamilton: WEL Energy Trust, 1997), n.p.

¹¹ This building is now a private residence, Holman, n.p.

¹² Cambridge Borough Council, *Cambridge Borough District Scheme Review No. 2 Operative*, p. 94

¹³ 'Beautiful Cambridge'

¹⁴ Wilcox, *Heart of Cambridge*, p. 4

2. Victoria Street

Historic names

Victoria Street was formerly Taupire Road; Miss Runciman renamed the street in the Cambridge ceremony commemorating the 60th anniversary of Queen Victoria's reign in 1897.¹⁵ An original Victorian-era red iron post-box stands at the corner of Victoria Street and Hamilton Road; this was installed in 1898 and has stood there ever since.¹⁶

History of subdivision and development

A 1939 aerial photograph shows the subdivision of sections as well as vacant lots; the block between West Street and Clare Street seems to show subdivided plots, some of which appear the same as those seen in the 1922 Borough of Cambridge cadastral map.¹⁷ A partial aerial photograph of Victoria Street, from Williams Street to Hamilton Road, in 1953 shows further development and subdivision of sections in the block between West Street and Clare Street. In 1971 a partial aerial photograph of the street again shows intensification through subdivision.¹⁸

Historical / social significance

The railway line ran through the centre of Victoria Street in the section of Victoria Street above the Anglican Church before turning into the railway station that was situated in Whitaker Terrace (now Whitaker Street and Lake Street).¹⁹

¹⁵ Wilkinson, *Streets of Cambridge and Senior Citizens Tales*, p. 18.

¹⁶ Field, p. 74.

¹⁷ 'Victoria St, Cambridge, 3434' *Retrolens* (1939), <<https://retrolens.co.nz/map/#/Victoria%20St,%20Cambridge,%203434>> [accessed 28/12/2022]; 'Borough of Cambridge; Waikato County: Cadastral Map'.

¹⁸ 'Victoria St, Cambridge, 3434' *Retrolens* (1971), <<https://retrolens.co.nz/map/#/Victoria%20St,%20Cambridge,%203434>> [accessed 28/12/2022].

¹⁹ 'Borough of Cambridge; Waikato County: Cadastral Map'

3. Thornton Road

Historic names

Thornton Road is eponymously named after Daniel Thornton, the founder of Thornton, Smith and Firth flour millers, which then became Northern Flour Mills Ltd.²⁰

From 1902 to 1922, the road led to the Waikato Sanatorium. The Sanatorium had once been the family home of the Thorntons on their Maungakawa estate and had been purchased by the government in 1902 as a Consumptive Sanatorium, after World War 1, it was used for soldier patients.²¹ The Sanatorium closed in 1922, and the house was eventually pulled down and transformed into a historic reserve now known as Pukemako, co-managed with Ngāti Hauā.²² Thornton Road was the main road of access to the Sanatorium.²³

History of subdivision and development

Maps indicate several changes to the layout of Thornton Road between Victoria Street and the intersection between Thornton Road and Albert Street. From Grosvenor Street to the intersection, the layout was changed by creating a straighter road line; this resulted in more land for the lake reserve and the removal of sections 578 and 579. The old layout is visible in the cadastral map of 1878, but by 1922 the new layout is depicted.²⁴ The change in the road layout to a straighter line resulted in an awkward intersection between Grosvenor Street and Thornton Road, created due to odd angle of the grid design of the town. As a result, the change set to diminish the width of Thornton Road adjoining section 349.²⁵

²⁰ Wilkinson, *Streets of Cambridge and Senior Citizens Tales*, p. 18.

²¹ Stowers and Field, pp. 86-87.

²² Wilkinson, *Streets of Cambridge and Senior Citizens Tales*, p. 18; Waipā District Council, *Pukemako, Cambridge* (n.d.), <<https://www.waipadc.govt.nz/your-waipā/parks-and-reserves/cambridge-parks-and-reserves/pukemako-cambridge>> [accessed 17/12/22] <<https://www.waipadc.govt.nz/your-waipā/parks-and-reserves/cambridge-parks-and-reserves/pukemako-cambridge>>; Stowers and Field, p. 87.

²³ 'Cambridge Affairs', *Waikato Times*, 19 November 1937,

<https://paperspast.natlib.govt.nz/newspapers/WT19371119.2.14?items_per_page=10&query=%22sanatorium%22+%22Thornton+Road%22&snippet=true> [accessed 17/12/22], p. 2.

²⁴ <<https://kura.aucklandlibraries.govt.nz/digital/collection/maps/id/1485>> 'Town of Cambridge East' *Auckland Council Libraries* (Auckland: New Zealand General Survey Office, 1878), <<https://kura.aucklandlibraries.govt.nz/digital/collection/maps/id/1485>> [accessed 23/12/22]; 'Borough of Cambridge; Waikato County: Cadastral Map'.

²⁵ <https://paperspast.natlib.govt.nz/newspapers/WAIKIN19230419.2.3?items_per_page=10&query=%22cambridge%22+AND+%22Thornton+Road%22&snippet=true> 'Local Body Notices' *Waikato Independent*, 19 April 1923,

<https://paperspast.natlib.govt.nz/newspapers/WAIKIN19230419.2.3?items_per_page=10&query=%22cambridge%22+AND+%22Thornton+Road%22&snippet=true> [accessed 17/12/22], p. 1.

The Cadastral map of the Borough of Cambridge in 1922 shows that lots 351 and 352 to the west of Bowen Street have been halved and quartered.²⁶ A 1939 aerial photograph captures the subdivision of the land since the 1922 cadastral map of the Borough of Cambridge with the sections of the blocks between Princes Street and Thornton Road from Grosvenor Street being halved and quartered.²⁷ The photo also captures vacant lots along the street and indicates further subdivision of the block between Grosvenor Street and Victoria Street. An aerial photograph of 1950 shows relatively the same degree of subdivision as in 1939, from Grosvenor Street to the intersection between Thornton Road and Albert Street, with two subdivided properties per block; it depicts fewer vacant lots.

Historical / social significance

The income of the Domain Board following the leasing of the land of the Town belt meant that in 1884 improvements could be made to the Lake Reserve, which led to the erection of a fence along the entire length bounding Thornton Road.²⁸ Throughout the 20th century Cambridge had numerous societies including a beautifying society which left its mark on the town landscape; one of the areas beautified was Thornton Road opposite the domain gates.²⁹ Thornton Road was also included in A. E. Wilcox 1986 report as one of the streets included as a potential scenic route for tourists.

As noted above, Thornton Road was originally the main road of access to the Waikato Sanitorium.³⁰ Thornton Road through the 19th and 20th century was a residential street, yet it did also have commercial properties: a private boarding house known as Salthurst operated on Thornton Road from 1904 till 1910 when it was destroyed by fire; in 1927 there was also advertised a showroom for wallpapers that was opposite the tennis court.³¹

Cultural / spiritual significance

Thornton Road is located in proximity to Lake Te Koutu which Kinga Tawhaio referred to it as his washbasin.³² This reserve continues to be a major place of recreation for Cambridge residents and visitors.

²⁶ 'Borough of Cambridge; Waikato County: Cadastral Map'.

²⁷ 'Thornton Rd, Cambridge, 3434', *Retrolens* (1939),

<<https://retrolens.co.nz/map/#/Thornton%20Rd,%20Cambridge,%203434>> [accessed 28/12/2022]

²⁸ Beer and Gascoigne, p. 279.

²⁹ Carter, p. 46.

³⁰ 'Cambridge Affairs', p. 2.

https://paperspast.natlib.govt.nz/newspapers/WT19371119.2.14?items_per_page=10&query=%22sanatorium%22+%22Thornton+Road%22&snippet=true

³¹ 'Fire at Cambridge', *Waikato Argus*, 4 June 1910,

<https://paperspast.natlib.govt.nz/newspapers/WAIGUS19100604.2.24?items_per_page=10&query=%22salthurst%22%22cambridge%22+%22boarding%22&snippet=true> [accessed 17/12/22], p. 2.

³² Cambridge Borough Council, *Cambridge Borough District Scheme Review No. 2 Operative*, p. 18.

4. Princes Street

Historic names

The street is said to be named after Sydney Prince, the first settler to build a home on the street opposite Weld Street.³³

History of subdivision and development

There is evidence of subdivision when comparing the cadastral maps of 1878 and 1922. When comparing a 1939 aerial photograph to the cadastral map of 1922, it shows further, particularly from Grosvenor Street to the intersection of Thornton Road, as the sections have been halved with units facing Princes Street and units facing Thornton Road.³⁴ The 1939 aerial photograph also shows vacant lots on both sides of the street.³⁵ The 1973 aerial photograph, showing the portion of the street from Victoria Street to Grosvenor Street, shows some infill housing through an example of a pan-handle lot.³⁶

5. Bryce Street

Historic Names:

The name of the street is given in memory of Hon. John Bryce. He served through three successive ministers from 1880-1884 as Minister of Native Affairs and Defence. During the Waikato Wars, Bryce was a lieutenant in the Yeomanry Calvary Volunteers.³⁷

History of subdivision and development

The map of 1878 shows follows the grid pattern block of mostly uniformed sized sections; by 1922 several sections were halved and even quartered, particularly around Hamilton Road, as well as some subdivision around Duke Street West. A comparison of an aerial photograph of Bryce Street in 1939 with the cadastral map of 1922 shows evidence of the subdivision of other sections along the street. The 1939

³³ Wilkinson, *Streets of Cambridge and Senior Citizens Tales*, p. 15.

³⁴ 'Borough of Cambridge; Waikato County: Cadastral Map'; 'Town of Cambridge East'

³⁵ 'Princes St, Cambridge, 3434', *Retrolens* (1939),

<<https://retrolens.co.nz/map/#/Princes%20St,%20Cambridge,%203434>> [accessed 29/12/2022]

³⁶ 'Princes St, Cambridge, 3434', *Retrolens* (1973),

<<https://retrolens.co.nz/map/#/Princes%20St,%20Cambridge,%203434>> [accessed 29/12/2022]

³⁷ Wilkinson, *Streets of Cambridge and Senior Citizens Tales*, p. 6.

photo also reveals several vacant lots. In 1971 Dallinger Court is visible, and in 1983, there is further evidence of subdivision; signs of infill housing are visible with the addition of pan-handle lots.³⁸

Historical / social significance

At the foot of Bryce Street was Souter's wharf, where goods would be winched up and down for Hally's flour mill. In *Streets of Cambridge and Senior Citizens Tales*, Ruth Wilkinson writes that the older houses in the area were likely connected to the wharf's activities.³⁹

In 1910 newspapers recorded several works done on Bryce Street, including the erection of a streetlamp at the intersection between Bryce Street and Hamilton Road, the footpath being reformed, and gas mains being laid down.

6. Hall street

Historic name

Hall Street is after the Hon. Sir John Hall K. C. M. G. Sir John was a member of parliament from 1856-1895. He occupied several roles: under the Fox Government, he acted as Colonial Secretary; under the Stafford and Atkinson Administration, he served as Postmaster General and Commissioner of Telegraph and Colonial Treasurer. From 1879-1882 Sir was the Prime Minister of New Zealand.⁴⁰

History of subdivision and development

A 1939 aerial photograph shows greater levels of development around Hamilton Road, Clare Street and Queen Street, with more vacant lots above and below these areas.⁴¹ The photograph demonstrates the subdivision of land from the 1922 Borough of Cambridge cadastral map. The photograph also shows trees lining the length of Hall Street; this distinctive feature makes the street easily identifiable in aerial photographs across the decades. By 1961 an aerial photograph of Hall Street south of Hamilton Road indicates the build-up of vacant lots.⁴²

³⁸<https://retrolens.co.nz/map/#/1813944.7456191445/5802483.552116433/1818674.2867444146/5806319.735473597/2193/10>

³⁹ Wilkinson, *Streets of Cambridge and Senior Citizens Tales*, p. 6.

⁴⁰ Wilkinson, *Streets of Cambridge and Senior Citizens Tales*, p. 11.

⁴¹ 'Hall St, Cambridge, 3434', *Retrolens* (1939),

<<https://retrolens.co.nz/map/#/Hall%20St,%20Cambridge,%203434>> [accessed 29/12/2022].

⁴² 'Hall St, Cambridge, 3434', *Retrolens* (1961),

<<https://retrolens.co.nz/map/#/Hall%20St,%20Cambridge,%203434>> [accessed 22/12/22].

Historical / social significance

In 1938 residents of Hall Street signed a petition for the removal of elm trees, which the Council agreed to as the roots were damaging their garden sections.⁴³ In 1939, there was a tree planting ceremony on Hall Street to replace some of the elm trees,⁴⁴ with the street continuing to maintain its tree-lined aspect.

In 1962 Cambridge's claim to a fully equipped maternity hospital was recognised, and a hospital was built occupying the whole of Taylor Street between Grey and Hall Streets. When the hospital was closed, it was transformed into a community business hub.⁴⁵

The 1982 Cambridge Borough Scheme Review noted that Hall Street had been described as "one of the most attractive residential streets in New Zealand"; listing its special features as: "low density of residential development; relatively narrow carriageway; absence of kerb and channel; a wide berm separating the footpath from the carriageway which accommodates substantial deciduous trees."⁴⁶ Hall Street was included alongside Hamilton Road, Victoria Square, Te Koutu Park, as well as the Waikato River and Karapiro Stream as a specific area in the borough that had developed or inherited a very special environmental character. The Borough Council believed that these were an essential part of the town's identity which should be protected or enhanced.⁴⁷

Cultural / spiritual Significance

Hall Street's significant trees were noted in the Cambridge Borough Review of 1982, which listed the 18 Hall Street tree for its landmark significance and the 78 Hall Street for its scientific significance.⁴⁸ Hall Street's value to the town's identity was also recognised in A. E. Wilcox's 1986 report as it was one of the streets included in a scenic tour of Cambridge and Leamington; the tour was designed to provide tourists with a feeling of the town's unique atmosphere as the Town of Trees.⁴⁹

⁴³ 'Trees To Be Cut', *Waikato Independent*, 23 June 1938,

<https://paperspast.natlib.govt.nz/newspapers/WAIKIN19380623.2.18?items_per_page=10&query=%22hall+street%22+%22trees%22&snippet=true> [accessed 17/12/22], p. 4.

⁴⁴ 'Untitled', *Waikato Independent*, 29 July 1939.

<https://paperspast.natlib.govt.nz/newspapers/WAIKIN19390729.2.14?items_per_page=10&query=%22hall+street%22+%22trees%22&snippet=true> [accessed 17/12/22], p. 4.

⁴⁵ Carter, p. 45; Mike Bain, 'Former maternity hospital transformed into community business hub', *Stuff*, 18 May 2017 <<https://www.stuff.co.nz/waikato-times/business/92647238/former-maternity-hospital-transformed-into-community-business-hub>> [accessed 23/12/22].

⁴⁶ Cambridge Borough Council, *Cambridge Borough District Scheme Review No. 1*, p. 31.

⁴⁷ Cambridge Borough Council, *Cambridge Borough District Scheme Review No. 2 Operative*, p. 94.

⁴⁸ Cambridge Borough Council, *Cambridge Borough District Scheme Review No. 1*, p. 54.

⁴⁹ Wilcox, 'Heart of Cambridge', p. 27.

7. College Street

Associated families

College Street was the home of several individuals of prominent families. One of the residents of College Street, from 1915 to 1921, was W. H. Mandeno who lived at 242 College Street. The Mandeno family were important figures in the Te Awamutu community; with J. H. Mandeno was Chairman of the Town Board and J. L. Mandeno served on the Te Awamutu Town Board. The Middlebrooks also lived on College Street: John Middlebrook served on the Te Awamutu Borough council in 1915-1917. The significance of these families to the community of Te Awamutu is further recognised through the naming of Mandeno Street and Middlebrook Court.⁵⁰ Other families were the Burchells and the Gibsons; F. R. Gibson was elected multiple times for the Te Awamutu Town Board from 1892-1900.⁵¹

History of subdivision and development

College Street was one of the streets that bounded the CMS mission station farm, dating from the 1830s.⁵² In the cadastral map of 1906 of the Teasdale Settlement, there are no sections depicted on the west side of the street, while the sections from Alexander Street to Rewi Street depicted on the east side are of varying size.⁵³ In the 1915 map of Te Awamutu Borough, it shows evidence of subdivision on both sides of College Street.⁵⁴ In another map of the Borough, created in 1924, it shows further subdivision of sections on the east and west side of the street.⁵⁵ In the 1958 aerial photograph, most of the vacant lots appear to have units.⁵⁶ The cadastral map of Te Awamutu in 1974 shows the development of pan-handle sections.⁵⁷ Other changes included the addition of Collins Avenue. In the 1924 map of Borough of Te

⁵⁰ Barber, *Frontier Town*, pp. 112,185-187, 197-198.

⁵¹ Barber, *Frontier Town*, p. 186; 'Gibson Family Home' (n.d.), <<https://collection.tamuseum.org.nz/objects/21537/gibson-family-home>> [accessed 26/12/2022].

⁵² Te Awamutu Jaycees, p. 41; 'Village of Te Awamutu'.

⁵³ 'Plan of Teasdale Settlement', *Te Awamutu Museum* (1906), <<https://collection.tamuseum.org.nz/objects/18235/plan-of-teasdale-settlement>> [accessed 26/12/2022]

⁵⁴ 'Plan of Te Awamutu Borough', *Te Awamutu Museum* (1915), <<https://collection.tamuseum.org.nz/objects/18255/plan-of-te-awamutu-borough>>

⁵⁵ 'Borough of Te Awamutu', *Te Awamutu Museum* (1924), <<https://collection.tamuseum.org.nz/objects/14391/borough-of-te-awamutu>> [accessed 27/11/2022]; 'Borough of Te Awamutu: Cadastral Map'.

⁵⁶ 'College St, Te Awamutu, 3800', *Retrolens* (1958), <<https://retrolens.co.nz/map/#/College%20St,%20Te%20Awamutu,%203800>> [accessed 29/12/2022].

⁵⁷ 'Te Awamutu' *Hamilton City Libraries: Heritage Collection* (Department of Lands and Survey, 1974) <<https://heritage.hamiltonlibraries.co.nz/objects/28575/te-awamutu>> [accessed 27/12/2022]

Awamutu, the avenue is visible, cutting across the sub-divided lots of 22 and 25, leading to Goodfellow Street.⁵⁸

Historical / social significance

College Street has mainly been a residential area; however, during the 1930s College Street did appear in advertisements as the address for the agents for the National Insurance Company of New Zealand, Ltd. Fire, Accident, & Employers' Indemnity and F. C. Daniell, Architect, Hamilton.⁵⁹ In the late 19th century, one of the houses on College Street served as a private hospital;⁶⁰ Te Awamutu was never able to win a state hospital, however, it did have several private hospitals.

On the 1974 cadastral map of Te Awamutu the sections depicted on the east side are partially shaded indicating the National Park Boundary.

In 1944 an aerial photograph showed the placement of trees spaced along the footpath of College Street closest to Alexandra Street.⁶¹ Depicted in 1976, as well as 1986, trees lined the footpath of College Street; that same characteristic is retained in the street's current layout.⁶²

Cultural / spiritual significance

College Street is in close proximity to Otawhao Pā, which played an important role for hapu and iwi of the Tainui waka.⁶³

⁵⁸'Borough of Te Awamutu'; 'Borough of Te Awamutu: Cadastral Map'.

⁵⁹'Page 8 Advertisements Column 1', *Waipa Post*, 10 March 1932,

<https://paperspast.natlib.govt.nz/newspapers/WAIP019320310.2.48.1?items_per_page=10&page=3&query=%22college+street%22+%22te+awamutu%22&snippet=true> [accessed 21/2/2022], p. 8; 'Page 6 Advertisements

Column 2', *Waipa Post*, 25 October 1932,

<https://paperspast.natlib.govt.nz/newspapers/WAIP019321025.2.38.2?items_per_page=10&page=2&query=%22college+street%22+%22te+awamutu%22&snippet=true> [accessed 21/2/2022], p. 6.

⁶⁰ Barber, *Frontier Town*, p. 115.

⁶¹ 'College St, Te Awamutu, 3800', *Retrolens* (1944),

<<https://retrolens.co.nz/map/#/College%20St,%20Te%20Awamutu,%203800>> [accessed 29/12/2022].

⁶² 'College St, Te Awamutu, 3800', *Retrolens* (1976),

<<https://retrolens.co.nz/map/#/College%20St,%20Te%20Awamutu,%203800>> [accessed 29/12/2022]; 'College St, Te Awamutu, 3800', *Retrolens* (1986),

<<https://retrolens.co.nz/map/#/College%20St,%20Te%20Awamutu,%203800>> [accessed 29/12/2022].

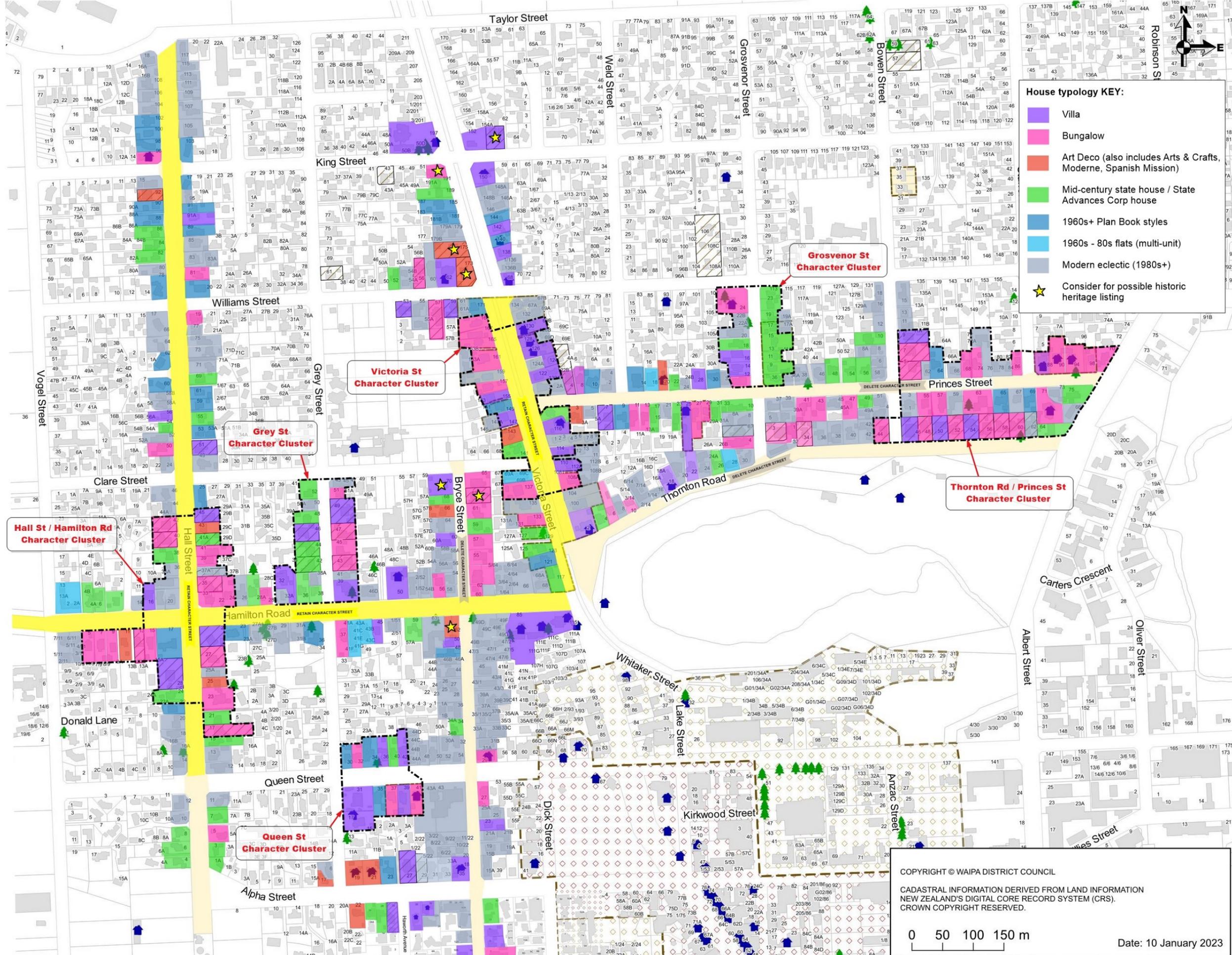
⁶³Mcburney, Peter, *Ngāti Kauwhata and Ngāti Wehi Wehi Interests in and about Te Rohe Pōtae District* (Auckland: The Crown Forestry Rental Trust, 2013)

<https://memberfiles.freewebs.com/93/48/51924893/documents/Ng_t%20Kauwhata%20and%20Ng_t%20Wehi%20Wehi.REPORT.FINAL.4.3.2013.pdf> [accessed 25/12/2022], pp. 40, 92, 132.

Appendix C

HOUSING TYPOLOGY MAPS AND CHARACTER INVENTORIES

CHARACTER STREETS 6M SETBACK MAPS AND AERIALS



House typology KEY:

- Villa
- Bungalow
- Art Deco (also includes Arts & Crafts, Moderne, Spanish Mission)
- Mid-century state house / State Advances Corp house
- 1960s+ Plan Book styles
- 1960s - 80s flats (multi-unit)
- Modern eclectic (1980s+)
- ★ Consider for possible historic heritage listing

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0 50 100 150 m

Date: 10 January 2023



House typology KEY:

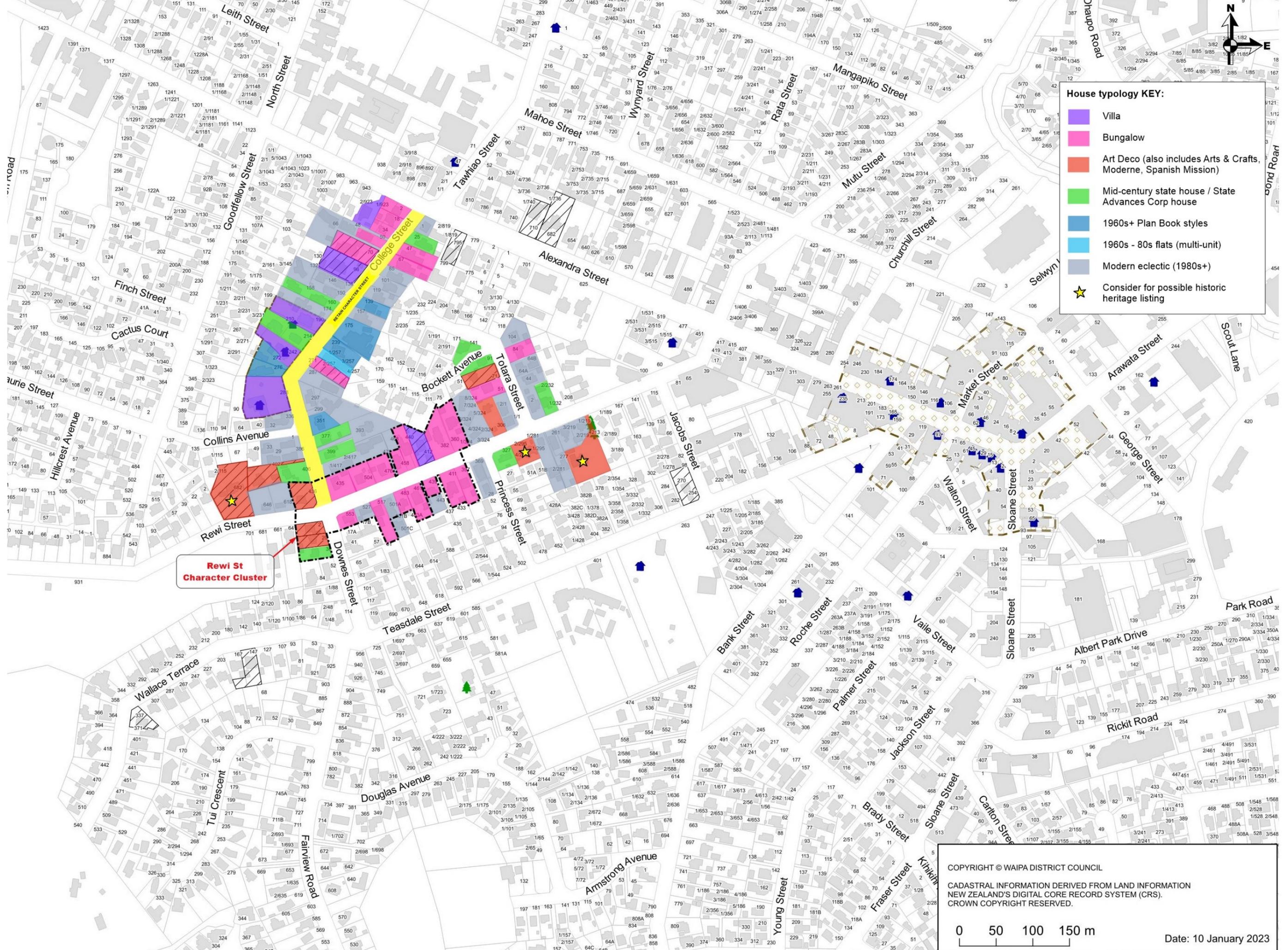
- Villa
- Bungalow
- Art Deco (also includes Arts & Crafts, Moderne, Spanish Mission)
- Mid-century state house / State Advances Corp house
- 1960s+ Plan Book styles
- 1960s - 80s flats (multi-unit)
- Modern eclectic (1980s+)
- ★ Consider for possible historic heritage listing

**Rewi St
Character Cluster**

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0 50 100 150 m

Date: 10 January 2023

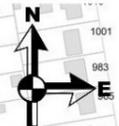




House typology KEY:

- Villa
- Bungalow
- Art Deco (also includes Arts & Crafts, Moderne, Spanish Mission)
- Mid-century state house / State Advances Corp house
- 1960s+ Plan Book styles
- 1960s - 80s flats (multi-unit)
- Modern eclectic (1980s+)
- ★ Consider for possible historic heritage listing

**Bank St
Character Cluster**



Cambridge Character Streets Inventory

January 2023

HALL STREET

Street	Street no.	House type	Photo ref no.
Hall Street	4	Mid-century SH / SAC	20230112_100411
Hall Street	6	Mid-century SH / SAC	20230112_100504
Hall Street	8	Mid-century SH / SAC	20230112_100543
Hall Street	10	Modern	20230112_100638
Hall Street	12	Modern	20230112_100654
Hall Street	14	Modern	20230112_100756
Hall Street	16A	Modern	20230112_100903
Hall Street	18	Modern	20230112_100935
Hall Street	20	Modern	20230112_101105
Hall Street	22	1960s Plan Book	20230112_101204
Hall Street	22A	Modern	20230112_101212
Hall Street	24	Mid-century SH / SAC	20230112_101325
Hall Street	28	Villa	20230112_101407
Hamilton Road	19	1960s Plan Book	20230112_101505
Hamilton Road	20	Modern	20230112_101654
Hall Street	36	Modern	20230112_101830
Hall Street	38	Mid-century SH / SAC	20230112_101916
Hall Street	40	Bungalow	20230112_101951
Hall Street	42	Bungalow	20230112_102036
Hall Street	44	Modern	20230112_102112

Hall Street	46	Modern	20230112_102158
Clare Street	24	Modern	20230112_102333
Hall Street	50	Bungalow	20230112_102428
Hall Street	52	Modern	20230112_102529
Hall Street	54	Mid-century SH / SAC	20230112_102555
Hall Street	56	Villa	20230112_102621
Hall Street	58	Mid-century SH / SAC	20230112_102633
Hall Street	58A	Modern	20230112_102633
Hall Street	58B	Modern	20230112_102801
Hall Street	60	1960s Plan Book	20230112_102815
Hall Street	62	1960s Plan Book	20230112_103131
Hall Street	64	Modern	20230112_103144
Hall Street	66	Modern	20230112_103211
Hall Street	78	1960s Plan Book	20230112_103358
Hall Street	80	Modern	20230112_103426
Hall Street	82	Mid-century SH / SAC	20230112_103544
Hall Street	84	Mid-century SH / SAC	20230112_103600
Hall Street	86	Mid-century SH / SAC	20230112_103637
Hall Street	88	1960s Plan Book	20230112_103720
Hall Street	88A	1960s Plan Book	20230112_103748
Hall Street	90	1960s Plan Book	20230112_103757
Hall Street	92	Arts and Crafts?	20230112_103822
King Street	15	Modern	20230112_103847
Hall Street	96	Bungalow	20230112_103923

Hall Street	98	1960s Plan Book	20230112_103955
Hall Street	100	1960s Plan Book	20230112_104011
Hall Street	102	1960s Plan Book	20230112_104044
Hall Street	104	Modern	20230112_104055
Hall Street	106	Modern	20230112_104117
Hall Street	108	Modern	20230112_104133
Taylor Street	18	Modern	20230112_104214
Hall Street	117	Modern	20230112_104336
Hall Street	115	Modern	20230112_104344
Hall Street	113	Modern	20230112_104405
Hall Street	111	Modern	20230112_104429
Hall Street	109	Modern	20230112_104440
Hall Street	107	Modern	20230112_104515
Hall Street	105	Modern	20230112_104538
Hall Street	103	1960s Plan Book	20230112_104556
King Street	17	1960s Plan Book	20230112_104738
Hall Street	95	Modern	20230112_104806
Hall Street	91	1960s Plan Book	20230112_104823
Hall Street	91A	Villa	20230112_104850
Hall Street	89	1960s Plan Book	20230112_104936
Hall Street	85	Modern	20230112_105054
Hall Street	83	Modern	20230112_105117
Hall Street	83A	Modern	20230112_105121

Hall Street	81	Bungalow	20230112_105126
Williams Street	20	1960s Plan Book	20230112_105201
Williams Street	19	Bungalow	20230112_105252
Hall Street	77	Modern	20230112_105333
Hall Street	75	Modern	20230112_105353
Hall Street	73	Modern	20230112_105411
Hall Street	71C	Modern	20230112_105421
Hall Street	71	Modern	20230112_105445
Hall Street	69	Mid-century SH / SAC	20230112_105455
Hall Street	61	1960s Plan Book	20230112_105621
Hall Street	59	1970s Plan Book	20230112_105645
Hall Street	55	Mid-century SH / SAC	20230112_105743
Hall Street	53C	1960s Plan Book	20230112_105749
Hall Street	51A?	Modern	20230112_105840
Hall Street	51	Villa	20230112_105856
Hall Street	49	Modern	20230112_105938
Clare Street	25	1960s Plan Book	20230112_110136
Hall Street	45	Villa	20230112_110153
Hall Street	43	Art Deco	20230112_110217
Hall Street	41A	Modern	20230112_110236
Hall Street	41	Bungalow	20230112_110350
Hall Street	39	Bungalow	20230112_110438
Hall Street	37A	Modern	20230112_110523
Hall Street	35	Bungalow	20230112_110537

Hall Street	33	Bungalow	20230112_110610
Hamilton road	21	Villa	20230112_110710
Hall Street	27	Bungalow	20230112_110746
Hall Street	25A	Modern	20230112_110826
Hall Street	25	Arts and Crafts	20230112_110833
Hall Street	23	Bungalow	20230112_110915
Hall Street	21	Mid-century SH / SAC	20230112_110948
Hall Street	17	Bungalow	20230112_111019
Hall Street	15	Mid-century SH / SAC	20230112_111031
Hall Street	13	Modern	20230112_111119
Queen Street	12	Modern	20230112_111214
Hall Street	11	Modern	20230112_111516
Hall Street	7	Mid-century SH / SAC	20230112_111704
Hall Street	5	Bungalow	20230112_111730
Hall Street	3	Mid-century SH / SAC	20230112_111826
Hall Street	1A	Mid-century SH / SAC	20230112_111836

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HAMILTON ROAD

Street	Street no.	House type	Photo ref no.
Victoria St	115	Church (St Andrews)	20230110_111738
Bryce Street	49	Modern	20230110_111931
Bryce Street	52	Art Deco	20230110_112251
Hamilton Road	63	Modern	
Hamilton Road	59 / 57A	Mid-century SAC	20230110_112606
Hamilton Road	49/51	Modern	20230110_112718
Hamilton Road	45	Villa	20230110_112849
Hamilton Road	43A	1960s - 80s flats	20230110_112926
Hamilton Road	41A	1960s - 80s flats	20230110_112926
Grey Street	37	Bungalow	20230110_113210
Grey Street	36A	1960s Plan Book	20230110_113430
Hamilton Road	31	Modern	20230110_113523
Hamilton Road	29	Modern	20230110_113535
Hamilton Road	27A / 27B	Modern	20230110_113603
Hamilton Road	23/21	1960s Plan Book	20230110_113746
Hamilton Road	21	Villa	20230110_114036
Hamilton Road	17/19	1960s Plan Book	20230110_114247
Hamilton Road	15	Bungalow	20230110_114341
Hamilton Road	13	Bungalow	20230110_114534
Hamilton Road	11	Art Deco	20230110_114616

Hamilton Road	9	Bungalow	20230110_114722
Hamilton Road	7	Bungalow	20230110_114727
Hamilton Road	5	Bungalow	20230110_114949
Vogel Street	6/11	Modern	20230110_115030
Vogel Street	7/11	Modern	
Hamilton Road	2	1960s - 80s flats	20230110_115131
Hamilton Road	2A	1960s - 80s flats	20230110_115141
Hamilton Road	4A	Mid-century SH	20230110_115241
Hamilton Road	6	Mid-century SH / SAC	20230110_115512
Hamilton Road	1	Mid-century SH / SAC	20230110_115655
Hamilton Road	14	Modern	20230110_115710
Hamilton Road	16	Villa	20230110_115821
Hamilton Road	20	Modern	20230110_115956
Hall Street	33	Bungalow	20230110_120059
Hamilton Road	22	Bungalow	20230110_120146
Hamilton Road	24	Bungalow	20230110_120212
Hamilton Road	26	Modern	20230110_120341
Hamilton Road	28A	Mid-century SH / SAC	20230110_120445
Hamilton Road	28B	Bungalow	20230110_120634
Hamilton Road	32A	Modern	20230110_121241
Hamilton Road	32	Villa	20230110_121337
Hamilton Road	36	Mid-century SH / SAC	20230110_121523
Grey Stret	38	Mid-century SH / SAC	20230110_121608

Hamilton Road	39	Villa	20230110_121712
Hamilton Road	46D	Modern	20230110_121850
Hamilton Road	46B	Villa	20230110_121949
Hamilton Road	50	Edwardian institutional	20230110_122046
Hamilton Road	1/52	Modern	20230110_122123
Hamilton Road	2/52	Modern	20230110_122123
Hamilton Road	54B	Modern	20230110_122146
Hamilton Road	56	Bungalow	20230110_122248
Hamilton Road	58	Modern	20230110_122404
Hamilton Road	60	Bungalow	20230110_122501
Hamilton Road	Jan-64	Modern	20230110_122644
Hamilton Road	Feb-64	Modern	20230110_122644
Hamilton Road	66	Modern	20230110_122731
Hamilton Road	68	Modern	20230110_122804
Victoria Street	117	Mid-century SH / SAC	20230110_122909

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GREY STREET

Street	Street no.	House type	Photo ref no.
Clare Street	43	Modern	20230119_113900
Grey Street	51	Bungalow	20230119_113924
Grey Street	49	Villa	20230119_113938
Grey Street	47	Bungalow	
Grey Street	45	Bungalow	20230119_114132
Grey Street	43	Bungalow	20230119_114213
Grey Street	41	Modern	20230119_114226
Hamilton Road	39	Villa	20230119_114244
Grey Street	38	Mid-century SH / SAC	20230119_114313
Grey Street	40	Modern	20230119_114329
Grey Street	42	Mid-century SH / SAC	20230119_114401
Grey Street	44	Mid-century SH / SAC	20230119_114409
Grey Street	46	Villa	20230119_114445
Grey Street	48	Mid-century SH / SAC	20230119_114514
Grey Street	50	Modern	20230119_114545
Grey Street	52	Mid-century SH / SAC	20230119_114638

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VICTORIA STREET

Street	Street no.	House type	Photo ref no.
Victoria Street	117	Mid-century SH / SAC	20230110_122909
Victoria Street	121	1960s Plan Book	20230111_111114
Victoria Street	123	Mid-century SAC	20230111_111141
Victoria Street	129	Mid-century SAC	20230111_111219
Victoria Street	131	Modern	20230111_111305
Victoria Street	133	Bungalow	20230111_111309
Victoria Street	135	Modern	20230111_111409
Victoria Street	137	Bungalow	20230111_111446
Clare Street	69A-C	1960s - 80s flats	20230111_111549
Victoria Street	141	Mid-century SAC	20230111_111620
Victoria Street	143	Art Deco	20230111_111726
Victoria Street	147A	Modern	20230111_111850
Victoria Street	147	Villa	20230111_111852
Victoria Street	149	1960s Plan Book	20230111_112023
Victoria Street	153	Modern	20230111_112107
Victoria Street	155	Villa	20230111_112110
Victoria Street	157	Bungalow	20230111_112307
Victoria Street	159	Modern	20230111_112400
Victoria Street	161	Bungalow	20230111_112507
Victoria Street	163A-B	Modern	20230111_112513

Victoria Street	165	Bungalow	20230111_112618
Victoria Street	167	Bungalow	20230111_112719
Victoria Street	169	Bungalow	20230111_112744
Victoria Street	171	1960s Plan Book	20230111_112828
Victoria Street	173	Moderne	20230111_112948
Victoria Street	175	Moderne	20230111_113018
Victoria Street	179	Modern	
Victoria Street	181	1960s Plan Book	
Victoria Street	185	1960s Plan Book	
Victoria Street	189	Mid-century SAC	
Victoria Street	191	Mid-century SAC	
Victoria Street	193	Bungalow	
Victoria Street	197	Edwardian villa	
Victoria Street	152	Early 20th C hall	
King Street	60	Villa	
Victoria Street	150	Villa	
Victoria Street	148	Modern	
Victoria Street	146	Modern	
Victoria Street	144	1960s Plan Book	
Victoria Street	142	Villa	
Victoria Street	140	1960s Plan Book	
Victoria Street	138	Villa	
Victoria Street	136B / 1/136	Modern	

Williams Street	68	Villa	
Victoria Street	134	Modern	20230110_141759
Victoria Street	132	Modern	20230110_141806
Victoria Street	130	Villa	20230110_141845
Williams Street	67A-B	Modern	
Williams Street	69A	Modern	
Victoria Street	128B	Modern	20230110_141855
Victoria Street	128	Villa	20230110_141918
Victoria Street	126	Villa	20230110_141938
Victoria Street	124A	Modern	20230110_141954
Victoria Street	124	Villa	20230110_142002
Victoria Street	122	Villa	20230110_142021
Princes Street	2	Modern	20230110_142026
Princes Street	1	Mid-century SAC	20230111_114237
Victoria Street	116	Villa	20230111_114320
Todd Court	123,456	Modern	20230111_114416
Victoria Street	114	Villa	20230111_114553
Todd Court	11	Modern	20230111_114600
Victoria Street	110	Villa	20230111_114634
Victoria Street	108A	Bungalow	20230111_114721
Victoria Street	104, 100	Modern	20230111_114819
Thornton Road	2	Villa	20230111_114916

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GROSVENOR STREET

Street	Street no.	House type	Photo ref no.
Grosvenor Street	1	Bungalow	20230119_115357
Grosvenor Street	3	Bungalow	20230119_115357
Grosvenor Street	5	Modern	20230119_115522
Princes Street	37	Modern	20230119_115547
Princes Street	36	Mid-century SAC	20230119_115630
Grosvenor Street	9	Mid-century SAC	20230119_115640
Grosvenor Street	11	Mid-century SAC	20230119_115707
Grosvenor Street	13	Mid-century SH	20230119_115909
Grosvenor Street	15	Mid-century SH	20230119_115936
Grosvenor Street	17	Mid-century SH / SAC	20230119_120000
Grosvenor Street	17A	Modern	20230119_120015
Grosvenor Street	19A	Modern	20230119_120034
Grosvenor Street	19	Mid-century SH / SAC	20230119_120057
Grosvenor Street	23	Mid-century SH / SAC	20230119_120119
Williams Street	113	Mid-century SAC	20230119_120134
Grosvenor Street	24	Bungalow	20230119_120222
Grosvenor Street	22B	Modern	20230119_120257
Grosvenor Street	22A	Modern	20230119_120325
Grosvenor Street	20	Modern	20230119_120335

Grosvenor Street	18	Mid-century SAC	20230119_120401
Grosvenor Street	16	Villa	20230119_120430
Grosvenor Street	14	Villa	20230119_120457
Gosvenor Street	12	Bungalow	20230119_120523
Grosvenor Street	10	Mid-century SAC	20230119_120608
Grosvenor Street	8	Modern	20230119_120644
Grosvenor Street	6	Bungalow	20230119_120714
Grosvenor Street	4	Modern	20230119_120731
Thornton Road	30	Modern	20230119_120757

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THORNTON ROAD

Street	Street no.	House type	Photo ref no.
Thornton Road	2	Villa	20230110_125314
Thornton Road	4	Mid-century SH / SAC	20230110_125403
Thornton Road	6	Bungalow	20230110_125420
Thornton Road	8	Modern	20230110_125433
Thornton Road	10	Bungalow	20230110_130532
Thornton Road	14	Modern	20230110_130950
Thornton Road	16	Modern	20230110_131323
Thornton Road	16A	Bungalow	20230110_131335
Thornton Road	*	Villa	20230110_131340
Thornton Road	20	Modern	20230110_131656
Thornton Road	22	Villa	20230110_131723
Thornton Road	24	Modern	20230110_131728
Thornton Road	no number	Modern	20230110_132103
Thornton Road	26	Mid-century SAC	20230110_132501
Thornton Road	26B	Modern	20230110_13210320230110_132521
Thornton Road	28	1960s - 80s flats	20230110_132526
Thornton Road	30	Modern	20230110_132604
Thornton Road	32	Modern	20230110_133120
Grosvenor	3	Bungalow	20230110_133143
Thornton Road	34	Bungalow	20230110_133535

Thornton Road	36	Modern	20230110_133542
Thornton Road	38	BUSINESS	20230110_133605
Thornton Road	42A	Modern	20230110_133916
Thornton Road	44	Bungalow	20230110_133944
Thornton Road	46	Villa	20230110_134451
Thornton Road	48	Bungalow	20230110_134514
Thornton Road	50	Villa	20230110_134550
Thornton Road	52	Bungalow	20230110_134620
Thornton Road	54	Villa	20230110_134657
Thornton Road	56	Bungalow	20230110_134721
Thornton Road	58	Bungalow	20230110_134735
Thornton Road	60	Bungalow	20230110_134804
Thornton Road	62	Modern	20230110_134832
Thornton Road	64	Mid-century SH / SAC	20230110_134916
Thornton Road	66	Modern	

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QUEEN STREET

Street	Street no.	House type	Photo ref no.
Queen Street	43	Church - Trinity St Paul	20230119_125012
Queen Street	41	Bungalow	20230119_125047
Queen Street	39	Villa	20230119_125106
Queen Street	37	Bungalow	20230119_125140
Queen Street	35	1960s Plan Book	20230119_125216
Queen Street	31	Villa	20230119_125256
Queen Street	30	1960s Plan Book	20230119_125414
Queen Street	32	Bungalow	20230119_125437
Queen Street	34	1960s Plan Book	20230119_125504
Queen Street	36	Villa	20230119_125513
Queen Street	40	Mid-century SH / SAC	20230119_125542
Queen Street	42	Villa	20230119_125559
Queen Street	44a	Modern	20230119_125624
Queen Street	44c	Modern	20230119_125636
Queen Street	44d	Modern	20230119_125636
Queen Street	48	Modern	20230119_125708
Queen Street	50	Modern	20230119_125719
Queen Street	50a	Modern	20230119_125742
Queen Street	52	Modern	20230119_125805

Queen Street	54	Modern	20230119_125824
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PRINCES STREET

Street	Street no.	House type	Photo ref no.
Princes Street	1	Mid-century SH / SAC	
Princes Street	3	Art Deco	20230111_121254
Princes Street	5	Modern	20230111_121350
Princes Street	7	Villa	20230111_121441
Princes Street	9	1960s Plan Book	20230111_121529
Princes Street	11	Bungalow	20230111_121608
Princes Street	13	Bungalow	20230111_121831
Princes Street	15	Mid-century SH	20230111_121852
Princes Street	21	Modern	20230111_122048
Princes Street	23	Mid-century SAC	20230111_122153
Princes Street	25	Villa	20230111_122222
Princes Street	27	Bungalow	20230111_122251
Princes Street	29	Bungalow	20230111_122338
Princes Street	31	Mid-century SH / SAC	20230111_122451
Grosvenor	10	Mid-century SAC	20230111_122551
Princes Street	37	Modern	20230111_122822
Princes Street	39	Modern	20230111_122850
Princes Street	41	Bungalow	20230111_122948
Princes Street	43	Bungalow	20230111_123110
Princes Street	45	Modern	20230111_123143

Princes Street	47	Bungalow	20230111_123240
Princes Street	49	Mid-century SH	20230111_123257
Princes Street	51	Modern	20230111_123426
Bowen Street	3	Modern	20230111_123606
Princes Street	55	Bungalow	20230111_123652
Princes Street	57	Bungalow	20230111_123809
Princes Street	59	Modern	20230111_123844
Princes Street	63	Bungalow	20230111_124012
Princes Street	65	1960s Plan Book	20230111_124109
Princes Street	67	Bungalow	20230111_124148
Princes Street	69	1960s Plan Book	20230111_124235
Princes Street	71	Bungalow	20230111_124308
Princes Street	73	Modern	20230111_124338
Princes Street	75	1960s Plan Book	20230111_124422
Thornton Road	70	Bungalow	20230111_124527
Princes Street	98	Bungalow	20230111_124606
Princes Street	94	Bungalow	20230111_124638
Princes Street	90	Bungalow	20230111_124654
Princes Street	88	Villa	20230111_124726
Princes Street	86	Bungalow	20230111_124819
Princes Street	84-78	Modern	20230111_124904
Princes Street	76	Modern	20230111_124944
Princes Street	74	Bungalow	20230111_125017

Princes Street	68	Bungalow	20230111_125041
Princes Street	66	Modern	20230111_125055
Princes Street	64	1960s Plan Book	20230111_125127
Princes Street	62	Modern	20230111_125235
Bowen Street	5	Bungalow	20230111_125321
Princess Street	58	Modern	20230111_125648
Princes Street	56	Mid-century SAC	20230111_125750
Princes Street	54	Mid-century SAC	20230111_125932
Princes Street	48	Mid-century SAC	20230111_130107
Princes Street	46	Modern	20230111_130137
Princes Street	40	Modern	20230111_130145
Princes Street	38	Modern	20230111_130215
Princes Street	36A	Modern	20230111_130228
Princes Street	36	Mid-century SH / SAC	20230111_130254
Grosvenor Street	12	Bungalow	20230111_130747
Princes Street	32	Modern	20230111_130813
Princes Street	30	1960s Plan Book	20230111_130845
Princes Street	28	Villa	20230111_130940
Princes Street	24B	Villa	20230111_130945
Princes Street	24	Modern	20230111_131017
Princes Street	22	Mid-century SAC	20230111_131031
Princes Street	20	Art Deco	20230111_131154
Princes Street	18	1960s - 80s flats	20230111_131211
Princes Street	14	1970s Plan Book	20230111_131322

Weld Street	2	Modern	20230111_131412
Princes Street	10	1970s Plan Book	20230111_131443
Princes Street	8	Villa	20230111_131509
Princes Street	4	Villa	20230111_131532
Princess Street	2A	Modern	20230111_131543
Princes Street	2	Modern	20230111_131608

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BOWEN STREET

Street	Street no.	House type	Photo ref no.
Thornton Street	46	Villa	20230119_121343
Bowen Street	1	Modern	20230119_121434
Bowen Street	3	Modern	20230119_121514
Bowen Street	5	Bungalow	20230119_121655
Bowen Street	7	Bungalow	20230119_121753
Bowen Street	9	Villa	20230119_121821
Bowen Street	11	Modern	20230119_121833
Bowen Street	11/a	Modern	20230119_121833
Bowen Street	11/b	Modern	20230119_121833
Bowen Street	13	Modern	20230119_121910
Bowen Street	13a	Modern	20230119_121925
Bowen Street	15	Modern	20230119_121952
Bowen Street	18	Modern	20230119_122033
Bowen Street	16	Modern	20230119_122041
Bowen Street	12	Modern	20230119_122127
Bowen Street	10	Mid-century SH / SAC	20230119_122150
Bowen Street	8	Bungalow	20230119_122215
Bowen Street	8a	Modern	20230119_122225
Bowen Street	6	Modern	20230119_122242

Princess Street	58	Modern	20230119_122256
Princess Street	51	Modern	20230119_122343
Bowen Street	4	Modern	20230119_122351
Thornton Road	44	Bungalow	20230119_122421

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BRYCE STREET

Street	Street no.	House type	Photo ref no.
Bryce Street	70	Villa	20230112_085718
Bryce Street	68	Mid-century SH / SAC	20230112_085817
Bryce Street	66	Art Deco	20230112_085820
Bryce Street	64	Modern	20230112_085947
Bryce Street	60	Villa	20230112_090017
Bryce Street	58A	Modern	20230112_090100
Bryce Street	58B	Modern	20230112_090100
Bryce Street	56	Modern	20230112_090152
Bryce Street	56A	Modern	20230112_090152
Hamilton Road	52B	Modern	20230112_090152
Bryce Street	54	Modern	20230112_090226
Hamilton Road	58	Modern	20230112_090249
Bryce Street	52	Art Deco	20230112_090444
Bryce Street	50	Villa	20230112_090515
Bryce Street	48	1960s Plan Book	20230112_090551
Bryce Street	46A	Modern	20230112_090630
Bryce Street	46B	Modern	20230112_090630
Bryce Street	44	Modern	20230112_090717
Dallinger Court		Modern	20230112_090850
Bryce Street	36A, B	Modern	20230112_090955

Bryce Street	34A	Modern	20230112_091043
Bryce Street	34	Mid-century SH / SAC	20230112_091150
Bryce Street	32	Modern	20230112_091259
Queen Street	54	Modern	20230112_091347
Queen Street	43	Church	20230112_091438
Bryce Street	11	Modern	20230112_091549
Wallace Court		Modern	20230112_091624
Bryce Street	20	Mid-century SH / SAC	20230112_091705
Bryce Street	18	Villa	20230112_091734
Alpha Street	40	Modern	20230112_091840
Alpha Street	40A	Modern	20230112_091840
Bryce Street	16	Modern	20230112_091925
Bryce Street	12	Modern	20230112_092045
Bryce Street	10A	Modern	20230112_092114
Bryce Street	10	Villa	20230112_092320
Bryce Street	8	Modern	20230112_092334
Bryce Street	8A	Modern	20230112_092334
Bryce Street	6A	Modern	20230112_092406
Bryce Street	4B	Modern	20230112_092416
Bryce Street	4	Modern	20230112_092430
Bryce Street	2	Modern	20230112_092447
Bryce Street	2A	Modern	20230112_092447
Bryce Street	1	Modern	20230112_092526

Bryce Street	2	Modern	20230112_092612
Bryce Street	3	Modern	20230112_092620
Bryce Street	5	Mid-century SH / SAC	20230112_092703
Bryce Street	7	Bungalow	20230112_092806
Bryce Street	9	Villa	20230112_092845
Bryce Street	11	Villa	20230112_092917
Bryce Street	13	Mid-century SH / SAC	20230112_093010
Alpha Street	42	Mid-century SH / SAC	20230112_093105
Bryce Street	15A/B	Modern	20230112_093145
Bryce Street	19A	Modern	20230112_093230
Bryce Street	19	Modern	20230112_093232
Bryce Street	21A	Modern	20230112_093248
Bryce Street	21	Modern	20230112_093256
Bryce Street	23	Villa	20230112_093332
Bryce Street	25	Modern	20230112_093345
Bryce Street	25A	Modern	20230112_093351
Bryce Street	27	Bungalow	20230112_093451
Bryce Street	29	Alpha lodge	20230112_093620
Bryce Street	31A	Modern	20230112_093653
Bryce Street	33	Modern	20230112_093722
Bryce Street	33B	Modern	20230112_093747
Bryce Street	35	Modern	20230112_093738
Bryce Street	39	Modern	20230112_093846
Bryce Street	St Andrew's	Modern	20230112_093922

Bryce Street	41J	Modern	20230112_093958
Bryce Street	45	Modern	20230112_094023
Bryce Street	47	Modern	20230112_094054
Bryce Street	49B	Modern	20230112_094127
Bryce Street	49C	Modern	20230112_094159
Bryce Street	51	Bungalow	20230112_094357
Bryce Street	55	Bungalow	20230112_094447
Bryce Street	57	Bungalow	20230112_094533
Bryce Street	59	Mid-century SH / SAC	20230112_094553
Bryce Street	61	Bungalow	20230112_094636
Bryce Street	63	Bungalow	20230112_094712
Clare Street	65	Bungalow	20230112_094741

Cambridge Character Streets Inventory

January 2023

WILLIAMS STREET

Street	Street no.	House type	Photo ref no.
Victoria Street	171	1960s Plan Book	20230119_123215
Williams Street	61	Modern	20230119_123220
Williams Street	61A	Modern	20230119_123220
Williams Street	59	Villa	20230119_123250
Williams Street	57	Bungalow	20230119_123338
Williams Street	55A	Modern	20230119_123348
Williams Street	55	Modern	20230119_123352
Williams Street	53	Villa	20230119_123415
Williams Street	52	Mid-century SH / SAC	20230119_123603
Williams Street	54A	Modern	20230119_123631
Williams Street	54B	Modern	20230119_123631
Williams Street	56	Bungalow	20230119_123708
Williams Street	60	Modern	20230119_123719
Williams Street	62	Villa	20230119_123748
Victoria Street	173	Moderne	20230119_123847

Cambridge Character Streets Inventory

January 2023

ALPHA STREET

Street	Street no.	House type	Photo ref no.
Alpha Street	35	Villa	20230119_130451
Alpha Street	33A	Modern	20230119_130512
Alpha Street	33	Modern	20230119_130534
Alpha Street	31	Modern	20230119_130558
Alpha Street	29	Modern	20230119_130611
Alpha Street	27	Villa	20230119_130638
Alpha Street	23	1960s Plan Book	20230119_130754
Alpha Street	21	Art Deco	20230119_130821
Alpha Street	19	Art Deco	20230119_130854
Alpha Street	17	Art Deco	
Alpha Street	22	Arts and Crafts	20230119_130928
Alpha Street	24	Mid-century SAC	20230119_130950
Alpha Street	26	Mid-century SAC	20230119_131033
Alpha Street	28	Villa	20230119_131105
Alpha Street	30	Villa	20230119_131124
Alpha Street	32	Villa	20230119_131209
Alpha Street	32A	Modern	20230119_131230
Alpha Street	34	Modern	20230119_131241
Alpha Street	36A	Modern	20230119_131254

Alpha Street	38	Modern	20230119_131313
Alpha Street	40	Modern	20230119_131420

Te Awamutu Character Streets Inventory

January 2023

COLLEGE STREET

Street	Street no.	House type	Photo ref no.
College Street	1	Modern	20230118_115449
College Street	25	Mid-century SAC	20230118_115517
College Street	47	Bungalow	20230118_115528
College Street	67	Bungalow	20230118_115551
College Street	85	Modern	20230118_115611
College Street	101	Modern	20230118_115630
College Street	119	Modern	20230118_115657
College Street	139	1960s Plan Book	20230118_115743
College Street	157	Modern	20230118_115759
College Street	175	San Michelle commercial	20230118_115816
College Street	239	1960s Plan Book	20230118_115900
College Street	257	1960s - 80s flats	20230118_115908
College Street	271	Bungalow	20230118_115937
College Street	287	Modern	20230118_115958
College Street	297	Modern	20230118_120037
College Street	299	Modern	20230118_120046
College Street	351	1970s Plan Book	20230118_120107
College Street	377	Mid-century SH / SAC	20230118_120120
College Street	393	Modern	20230118_120138
College Street	399	Mid-century SH / SAC	20230118_120200

College Street	417 1/2	Modern	20230118_120207
College Street	435	Bungalow	20230118_120245
Downes Street	36	Mid-century SH / SAC	
Downes Street	20	Art Deco	
Downes Street	2	Art Deco	
Rewi Street	682	Art Deco	Prominent on the hill
Rewi Street	646	Modern	
Rewi Street	618	Modern	
College Street	436	Art Deco	20230118_120326
College Street	406	Art Deco?	
College Street	406	Mid-century SH / SAC	20230118_120416
College Street	386	Modern	20230118_120429
Collins Avenue	29	Modern	20230118_120434
Collins Avenue	33	Modern	20230118_120434
Collins Avenue	1	Modern	20230118_120449
College Street	336	Modern	20230118_120549
College Street	288	Villa	20230118_120556
College Street	276	1970s Plan Book	20230118_120712
College Street	272	1970s Plan Book	20230118_120737
College Street	242	Villa	20230118_120825
College Street	214	Mid-century SH / SAC	20230118_120830

College Street	210	Mid-century SH / SAC	20230118_120902
College Street	190	Villa	20230118_120917
College Street	174	Modern	20230118_120942
College Street	160	Mid-century SAC	20230118_120950
College Street	158	Modern	20230118_121020
College Street	150	Modern	20230118_121038
College Street	146	Modern	20230118_121040
College Street	136	Modern	20230118_121045
College Street	132	Modern	20230118_121101
College Street	96	Villa	20230118_121110
College Street	70	Bungalow	20230118_121157
College Street	66	Modern	20230118_121206
College Street	50	Bungalow	20230118_121229
College Street	48	Modern	20230118_121229
College Street	34	Bungalow	20230118_121249
Alexandra Street	923	Villa	20230118_121249
College Street	18	Bungalow	20230118_121304
College Street	2	Bungalow	20230118_121340

Te Awamutu Character Streets Inventory

January 2023

BANK STREET

Street	Street no.	House type	Photo ref no.
Vaile Street	291	1960s Plan Book	20230118_104959
Vaile Street	265	Modern	20230118_104959
Bank Street	241	1960s Plan Book	20230118_105008
Bank Street	261	Church	20230118_105045
Bank Street	301	1960s Plan Book	20230118_105134
Bank Street	321	Lyceum Club. Modern	20230118_105144
Bank Street	341	Modern	20230118_105222
Bank Street	361	Bungalow	20230118_105301
Bank Street	381	Modern	20230118_105304
Bank Street	401	Modern	20230118_105325
Roche Street	507	Mid-century SH / SAC	20230118_105641
Bank Street	587	Mid-century SAC	20230118_105702
Bank Street	1/587	Modern	20230118_105834
Bank Street	613	Modern	20230118_105841
Bank Street	613	Modern	20230118_105841
Bank Street	617	Modern	20230118_105841
Bank Street	617	Modern	20230118_105908
Bank Street	637	Modern	20230118_105921
Bank Street	3/653	Modern	20230118_105940
Bank Street	2/653	Modern	20230118_105940

Bank Street	1/653	Modern	20230118_105950
Bank Street	663	Modern	20230118_110022
Bank Street	697	Modern	20230118_110022
Bank Street	721	Bungalow	20230118_110129
Bank Street	741	Bungalow	20230118_110158
Bank Street	761	Modern	20230118_110226
Bank Street	779	Mid-century SAC	20230118_110239
Bank Street	809	Villa	20230118_110314
Young Street	390	Bungalow	20230118_110402
Young Street	3/373	1960s Plan Book	20230118_110513
Young Street	1/373	1960s Plan Book	20230118_110513
Bank Street	919	Bungalow	20230118_110632
Bank Street	939	Bungalow	20230118_110703
Bank Street	959	Bungalow	20230118_110709
Bank Street	979	Bungalow	20230118_110726
Fraser Street	4/439	Modern	20230118_110809
Bank Street	1039	Mid-century SH / SAC	20230118_110837
Bank Street	2/1059	Modern	20230118_110902
Bank Street	1059	Modern	20230118_110906
Bank Street	1069	Modern	20230118_110927
Bank Street	1071	Modern	20230118_110927
Bank Street	1077	Modern	20230118_110927
Bank Street	1079	Mid-century SH / SAC	20230118_110957
Bank Street	1109	Bungalow	20230118_111112

Bank Street	1/1151	1960s - 80s flats	20230118_111120
Bank Street	2/1151	1960s - 80s flats	20230118_111120
Bank Street	3/1151	1960s - 80s flats	20230118_111120
Bank Street	1169	Mid-century SH / SAC	20230118_111200
Bridgman Road	2	Art Deco	20230118_111217
Bridgman Road	38	Mid-century SH / SAC	
Bridgman Road	66	Bungalow	
Bank Street	1170	1970s Plan Book	20230118_111255
Bank Street	1/1150	Modern	20230118_111331
Bank Street	2/1150	Modern	20230118_111334
Bank Street	1/1130	Bungalow	20230118_111340
Bank Street	2/1130	Modern	20230118_111340
Bank Street	1110	Villa	20230118_111416
Bank Street	2/1110	Modern	20230118_111413
Bank Street	1090	Bungalow	20230118_111455
Bank Street	1070	Villa	20230118_111505
Bank Street	1050	Bungalow	20230118_111520
Bank Street	1030B	Modern	20230118_111540
Bank Street	1030	Mid-century SH / SAC	20230118_111543
Bank Street	1010	Villa	20230118_111607
Bank Street	1/990	Modern	20230118_111630
Bank Street	990	Villa	20230118_111646

Bank Street	974	Modern	20230118_111712
Bank Street	1/974	Modern	20230118_111714
Bank Street	970	Modern	20230118_111714
Bank Street	950	Modern	20230118_111720
Bank Street	936	Mid-century SH / SAC	20230118_111757
Bank Street	902	Modern	20230118_111811
Bank Street	858	Bungalow	20230118_111858
Bank Street	836	Mid-century SH / SAC	20230118_111946
Rutherford	64a	Modern	20230118_112012
Bank Street	808	Modern	20230118_112015
Bank Street	790	Modern	20230118_112039
Armstrong Avenue	49	Mid-century SH / SAC	20230118_112117
Armstrong Avenue	45	Mid-century SH / SAC	20230118_112117
Armstrong Avenue	53	Mid-century SH / SAC	20230118_112117
Armstrong Avenue	1	Mid-century SH / SAC	20230118_112146
Bank Street	694	1960s Plan Book	20230118_112243
Bank Street	676	1960s Plan Book	20230118_112319
Bank Street	668	Mid-century SH / SAC	20230118_112334
Bank Street	????	Modern	20230118_112334
Bank Street	1/636		
Bank Street	2/636	1960s Plan Book	20230118_112357
Bank Street	614	Mid-century SH / SAC	20230118_112510
Bank Street	588	Mid-century SH / SAC	20230118_112652
Bank Street	562	Mid-century SH / SAC	20230118_112721

Bank Street	540	Modern	20230118_112947
Bank Street	536	Mid-century SH / SAC	20230118_113009
Bank Street	518	1960s Plan Book	20230118_113044
Bank Street	482	Arts & Crafts	20230118_113109
Bank Street	Te Awamutu	Te Awamutu Croquet Club	20230118_113145
Bank Street	Te Awamutu	Bowling Club	20230118_113252
Bank Street	1/304	Modern	20230118_113333
Bank Street	2/304	Modern	20230118_113338
Bank Street	3/304	Modern	20230118_113338
Bank Street	4/304	Modern	20230118_113338
Bank Street	286	Bungalow	20230118_113345
Bank Street	1/282	Modern	20230118_113418
Bank Street	2/282	Modern	20230118_113418
Bank Street	1/262	Modern	20230118_113434
Bank Street	2/262	Modern	20230118_113441
Bank Street	3/262	Modern	20230118_113441
Bank Street	220	Te Awamutu Medical Centre	20230118_113454

Kihikihi Character Inventory

January 2023

Street	Street no.	House type	Photo
Moule St	1	Appears to be a potentially early (c.1860s+) colonial cottage, largely intact. Recommend historical research and assessment for possible scheduling as a historic heritage place.	
Herbert St	48	Appears to be a late 19th century Victorian villa. Prominent site. A possible candidate for historical research and assessment for individual scheduling.	
Rolleston St	30	A double bay bungalow, early 20th century. A possible candidate for historical research and assessment for individual scheduling.	



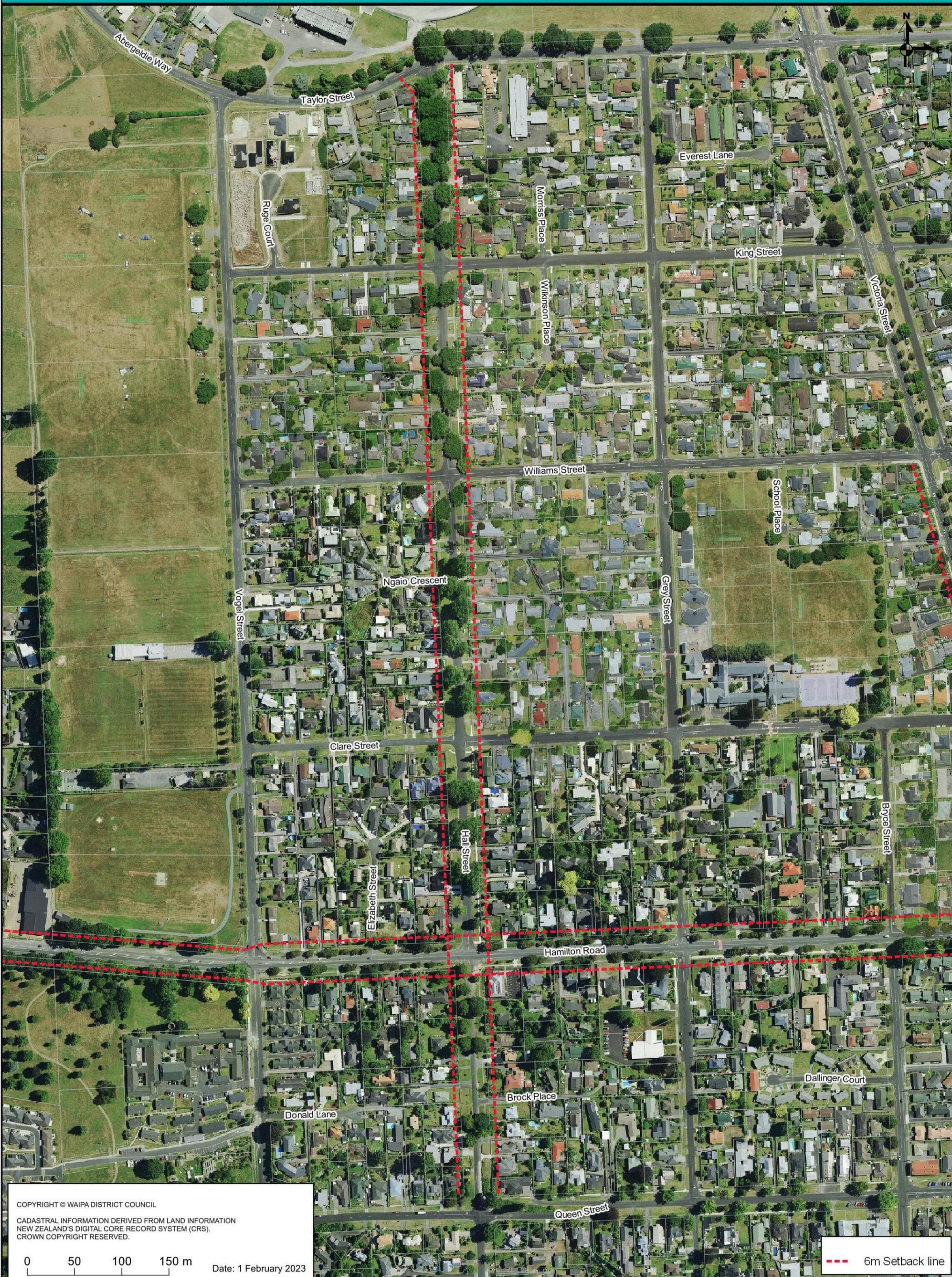
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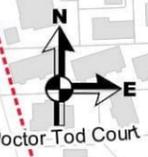
0 50 100 150 m

Date: 1 February 2023

-  Lot Boundary
-  Building Footprints
-  6m Setback line



Heritage Assessment - Plan Change 26 Cambridge - Hamilton Road



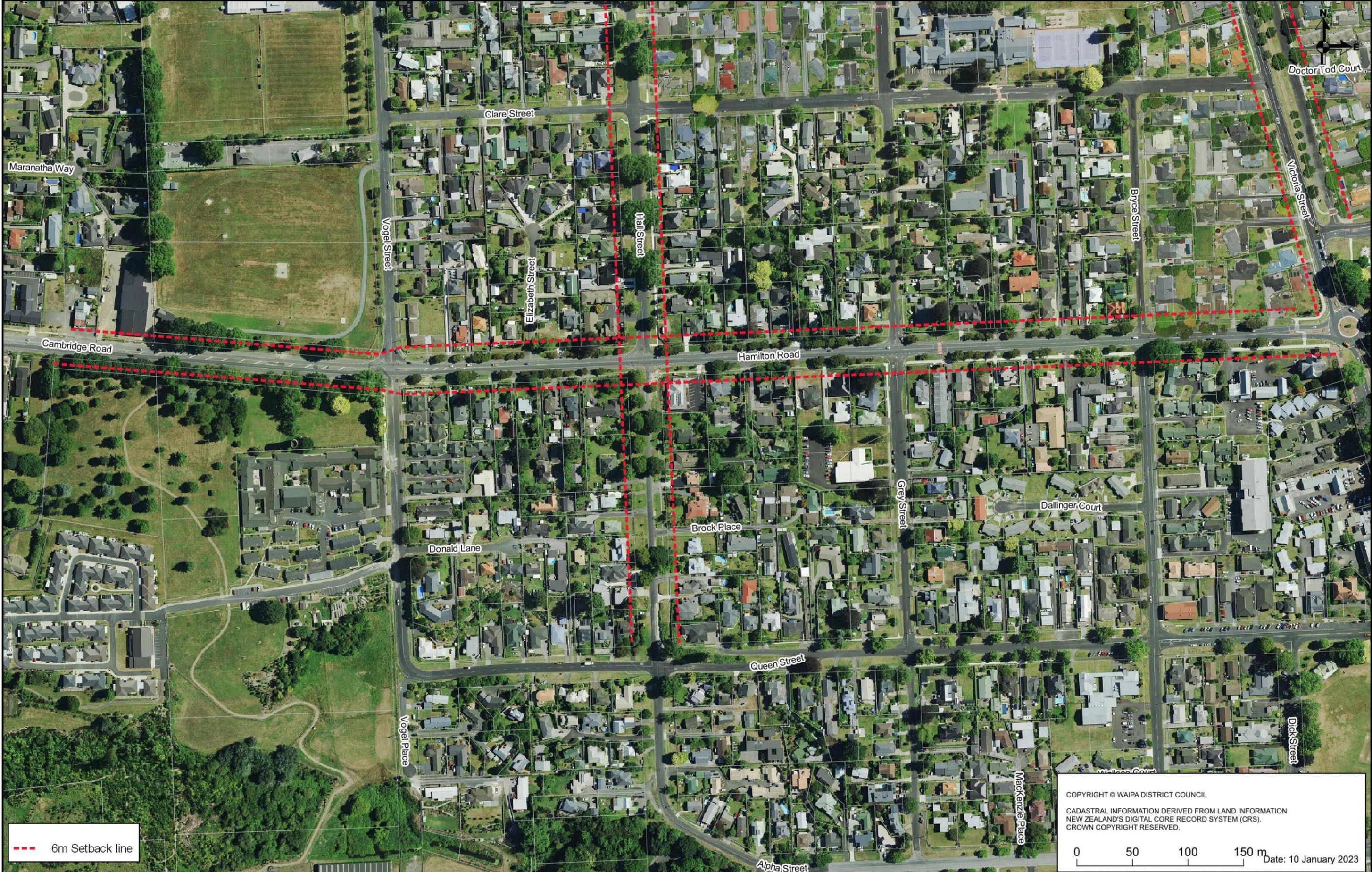
Legend:

- Lot Boundary
- Building Footprints
- 6m Setback line

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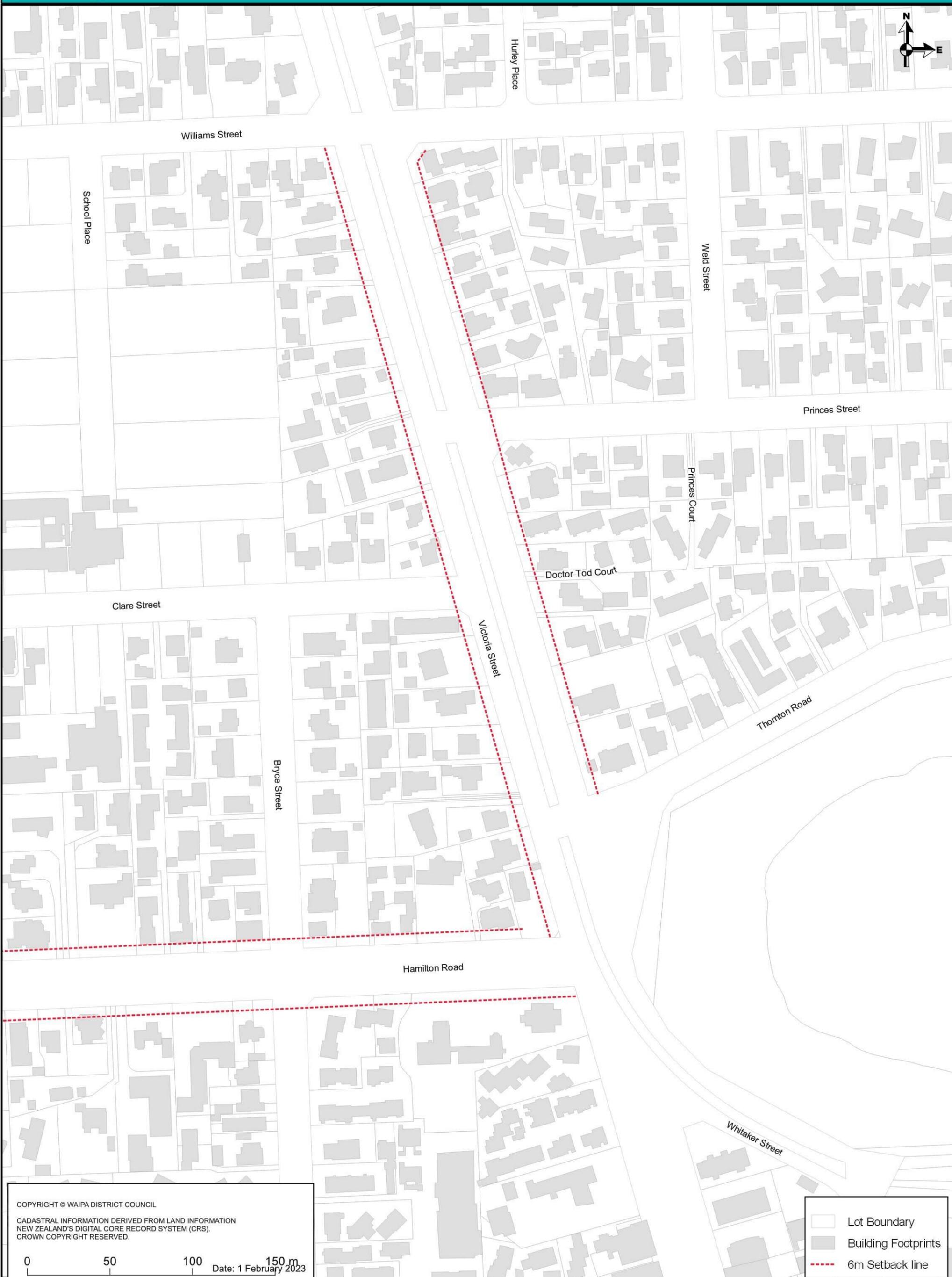
Heritage Assessment - Plan Change 26 Cambridge - Hamilton Road



--- 6m Setback line

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0 50 100 150 m
Date: 1 February 2023

- Lot Boundary
- Building Footprints
- 6m Setback line

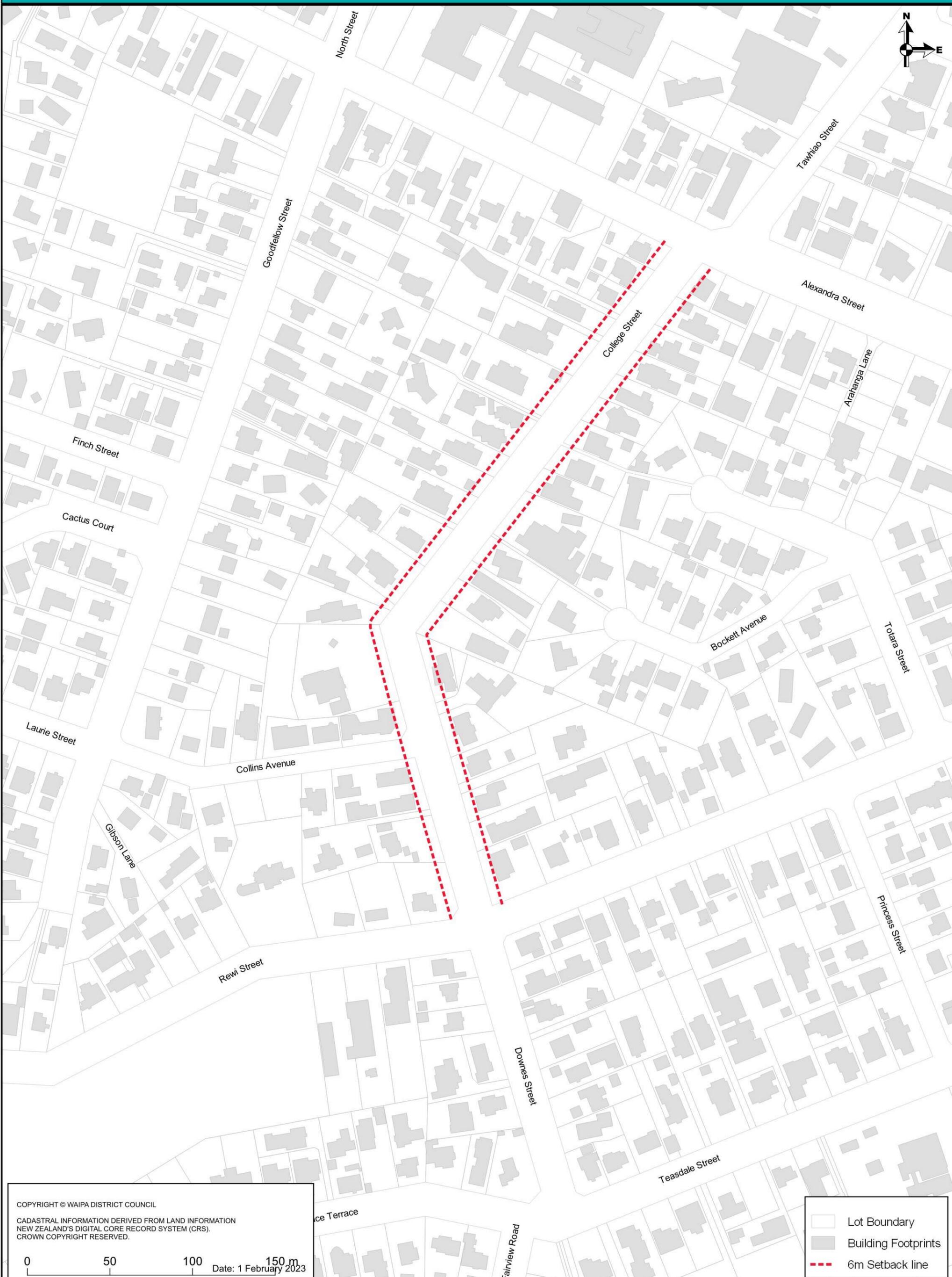


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0 50 100 150 m
Date: 1 February 2023

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- Building Footprints
- 6m Setback line



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--- 6m Setback line

Appendix D

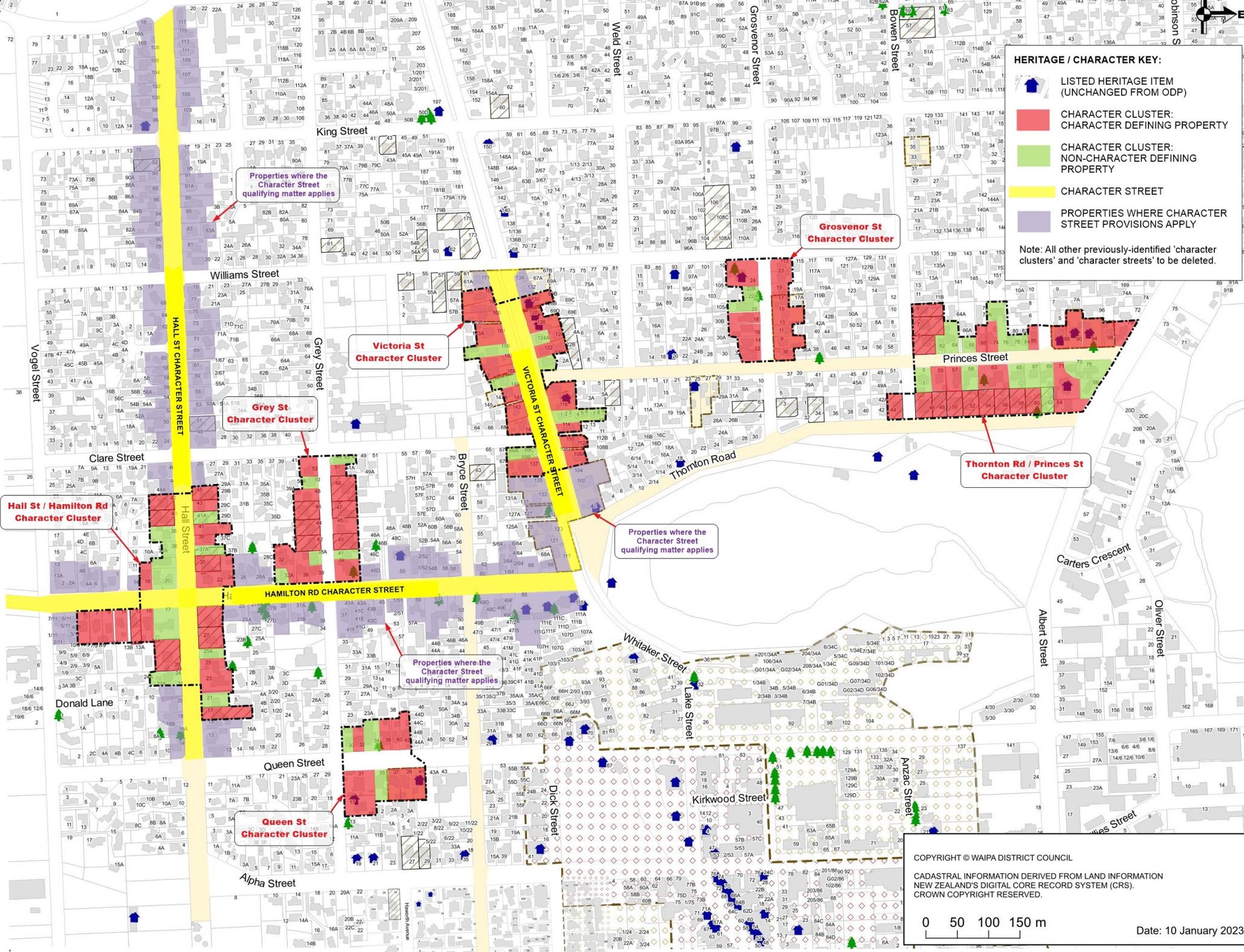
PROPOSED CHARACTER CLUSTERS AND CHARACTER STREETS – AREA MAPS



HERITAGE / CHARACTER KEY:

-  LISTED HERITAGE ITEM (UNCHANGED FROM ODP)
-  CHARACTER CLUSTER: CHARACTER DEFINING PROPERTY
-  CHARACTER CLUSTER: NON-CHARACTER DEFINING PROPERTY
-  CHARACTER STREET
-  PROPERTIES WHERE CHARACTER STREET PROVISIONS APPLY

Note: All other previously-identified 'character clusters' and 'character streets' to be deleted.



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HERITAGE / CHARACTER KEY:

-  LISTED HERITAGE ITEM (UNCHANGED FROM ODP)
-  CHARACTER CLUSTER: CHARACTER DEFINING PROPERTY
-  CHARACTER CLUSTER: NON-CHARACTER DEFINING PROPERTY
-  CHARACTER STREET
-  PROPERTIES WHERE CHARACTER STREET PROVISIONS APPLY

Note: All other previously-identified 'character clusters' and 'character streets' to be deleted.

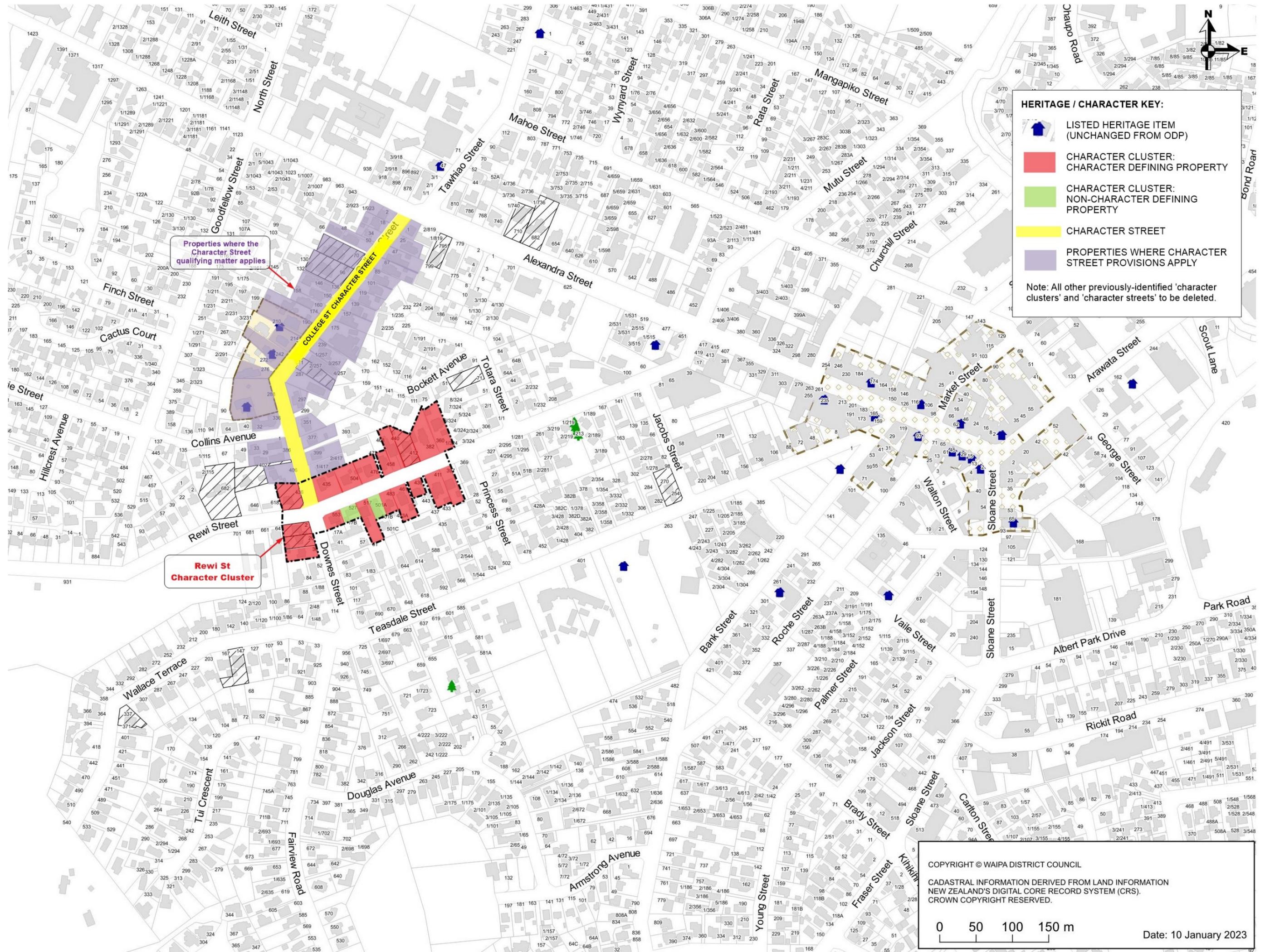
Properties where the Character Street qualifying matter applies

Rewi St Character Cluster

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Date: 10 January 2023



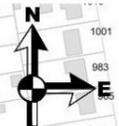


HERITAGE / CHARACTER KEY:

-  LISTED HERITAGE ITEM (UNCHANGED FROM ODP)
-  CHARACTER CLUSTER: CHARACTER DEFINING PROPERTY
-  CHARACTER CLUSTER: NON-CHARACTER DEFINING PROPERTY
-  CHARACTER STREET
-  PROPERTIES WHERE CHARACTER STREET PROVISIONS APPLY

Note: All other previously-identified 'character clusters' and 'character streets' to be deleted.

**Bank St
Character Cluster**



Spinley Street

Hazelmere Crescent

Raikes Avenue

Caxton Place

Sinclair Terrace

Mandeno Street

Elizabeth Avenue

Lome Street

Kihikihi Road

Fraser Street

Bridman Road

Armstrong Avenue

Te Tomo Street

Rutherford Street

Bank Street

Mountain View Drive

Fairview Road

Eden Avenue

Chapel Drive

Swarbrick Street