

# Waipā District Council Heritage / Character Report 2023

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Prepared by Lifescapes for Waipā District Council

9 March 2023

Final report



Hamilton Road, Cambridge, January 2023.

## EXECUTIVE SUMMARY

This report provides an overview of, and recommended modifications to, the Waipā District Council's provisions for heritage and character in the Waipā operative district plan (**ODP**), as amended by proposed plan change 26 (**PC 26**). It identifies site-specific characteristics in particular residential areas of Cambridge, Leamington, Te Awamutu and Kihikihi (**the Study Area**) that make intensification to the level enabled by the new Medium Density Residential Standards (**MDRS**) inappropriate.

## FINDINGS

- The Study Area contains streets and areas of historically-derived character that make important contributions to the stories of Waipā's development, and are important to people who live there.
- The Waipā District Plan's "character street" and "character cluster" planning tools are, in principle, an appropriate qualifying matter to the MDRS.
- The application of character streets and character clusters as proposed by PC 26 requires modification to ensure that these planning tools achieve their purpose: i.e. to ensure areas of significant townscape character are appropriately identified and managed as an MDRS qualifying matter.

## RECOMMENDATIONS

The report makes the following key recommendations regarding heritage and character matters in PC 26.

### Historic heritage

1. Retain provisions for, and identification of, historic heritage places in the ODP, noting that these are unchanged by PC 26.
2. Add historic heritage assessment criteria into the ODP (Section 22 - Heritage and Archaeology) to provide transparency for future historic heritage assessments.

### Character Streets

1. Retain PC 26 provisions for character streets, being a 6m set back rule only.
2. Reduce character street coverage in Cambridge (reduced from 6 to 3), Leamington (reduced from 2 to zero) and Te Awamutu (reduced from 2 to 1).
3. Clearly define the sites affected by the character street qualifying matter in PC 26's planning maps.

### Character Clusters

1. Modify the extent of character clusters, resulting in six areas in Cambridge (at Hall Street / Hamilton Road, Victoria Street, Thornton Road / Princes Street, Grey Street, Queen Street and Grosvenor), and two in Te Awamutu (at Rewi Street and Bank Street).
2. Delete all other character cluster coverage of individual sites in Cambridge, Leamington, Te Awamutu and Kihikihi.
3. Modify PC 26 provisions for character clusters to create differentiation between character defining sites and non-character defining sites within an identified cluster.
4. Revise the character statements provided for each character cluster in the ODP Appendix DG1 / PC 26, to provide a transparent basis for future assessment of modifications within the identified cluster.

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## 1. INTRODUCTION

Project Title	Waipā District Council Heritage / Character Report in response to PC 26.
Study Area	Residential areas within the Waipā district, including Cambridge, Leamington, Te Awamutu and Kihikihi.
Commissioning details	Waipā District Council Tony Quickfall, Manager District Plan and Growth.

### 1.1. Report outline

This report provides an overview of the Waipā District Council's (**Council**) provisions for heritage and character in the ODP, as amended by PC 26. Using historical analysis and on-the-ground fieldwork, the report identifies site-specific characteristics of particular residential areas within the Study Area that make intensification to the level enabled by the MDRS inappropriate.

It recommends modifications to the coverage of, and provisions for, "character streets" and "character clusters" identified in PC 26, to accurately and effectively accommodate character as a qualifying matter to the MDRS, as required by s77I and 77L of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (RMA-EHS).

The scope of the report is as follows:

- It explains the current approach to heritage/character in the ODP and PC 26 and provides reasons why intensification to the level enabled by the MDRS would be inappropriate in places identified as historic heritage, character clusters and character streets.
- It analyses and responds to submissions which address heritage/character matters.
- It provides historical analysis and site-specific assessment of character matters in identified parts of the Study Area.
- In light of submissions, historical analysis and fieldwork, the report recommends amendments to PC 26 to ensure identified areas of residential character can appropriately be considered as a qualifying matter to the MDRS in accordance with the RMA-EHS s77I and 77L. This includes modifications to extents and boundaries of character streets and character clusters, and associated plan provisions.

### 1.2. Study scope and limitations

Various previous reports have been taken into account in this assessment, including:

- PC 26 itself and its s32 report,
- The heritage / character-related parts of the ODP,
- Heritage / character-related parts of the s32 report for the ODP,

- Waipā District Council Character Street Assessment, Document Set ID: 5329612
- The PAUA Character Area Review report (April 2022), and
- The summary of submissions report (28 Nov 2022).

No community or mana whenua engagement has occurred as part of this work.

Analysis has included historical research across a range of historical sources (see endnotes), and character mapping via street-based walking surveys. Fieldwork was confined to the streets identified as character streets or including character clusters, although in some instances the analysis extends beyond these boundaries to surrounding sites where character qualities are evident. All survey work was undertaken from the public realm, and was carried out in December 2022 / January 2023.

The study is focused on residential character. As such it does not address commercial, retail, institutional or community facilities. While the report addresses matters of historic heritage as it relates to PC 26, no site visits or reassessment of listed heritage items has been undertaken as part of this work. The scope also does not include identifying new items or places which may have historic heritage values (with potential for listing), although some places that were particularly notable in character fieldwork have been noted on the report's findings maps (**Appendix C**).

## 2. CURRENT APPROACH

This section explains the current approach to heritage and character matters in the ODP and PC 26 and provides reasons why intensification to the level enabled by the MDRS would be inappropriate in heritage / character places.

### 2.1. Historic Heritage

#### *Objectives*

Historic heritage is addressed at Section 22 and Appendix N1 of the ODP.

The introduction to Section 22 states that, “Historic buildings and sites are highly valued in the District and give the towns, villages and rural areas a distinctive sense of place” (22.1.1). It notes that the RMA requires territorial authorities to recognise and provide for “the protection of historic heritage from inappropriate subdivision, use and development” (RMA s6(f)). This is achieved in the ODP by identifying individual buildings, objects and places as historic heritage items in Appendix N1, and having specific objectives, policies and rules that apply to this list of items.

Key objectives are 22.3.2 and 22.3.3:

- Objective 22.3.2 is to “protect the District’s heritage items by ensuring that heritage items are retained within the District, appropriately maintained, and that any additions, alterations, or signs do not compromise the heritage values of the item” (22.3.2). Associated policies are set out to achieve that objective, including matters of maintenance, additions and alterations, signs, demolition / partial demolition and removal (22.3.2.1 – 8).
- Objective 22.3.3 is to “ensure that any development undertaken within the surroundings a heritage item shall not compromise or detract from the heritage item,” with policies requiring development not to dominate or detract from heritage items, nor to undermine structural integrity.

#### *Process of identification*

Items listed in Appendix N1 are categorised as follows:

- **Category A:** National significance – items classed as Category I Historic Places under the Heritage New Zealand Pouhere Taonga Act 2014 (NZHPT).
- **Category B:** Regional / district-wide significance – items which have importance to the history of the region or district or have a high level of built integrity and are a good example of a type of building, and includes buildings or structures classed as Category II Historic Places under the NZHPT.
- **Category C:** Community significance – items of local importance, contribute to the community’s history and are noteworthy as community heritage places.

The Section 32 report for the ODP indicated strong community interest in identifying a range of heritage items, including residential. Items included in the Appendix N1 heritage list were identified via the NZHPT list for the Waipā district, the places included in the previous district plan, places identified in a 1997 heritage report by Dinah Holman, and via two rounds of consultation with the Waipā Heritage Committee, museum staff, and the public.

The ODP Section 32 report also set out a list of assessment criteria which each potential historic heritage item was assessed against. The criteria is in line with those included in the RMA (s2 Interpretation) and includes historical, tangata whenua, community, commemorative, symbolic, educational, archaeological, scientific, technological, architectural, context, rarity and integrity values.

### ***Associated rules***

Activity status table 22.4.1 distinguishes the various types of historic heritage (Category A, B, C) and applies a hierarchy of rules to these listed heritage items. In particular:

- 22.4.1.1(e) – (h): Additions and alterations are a discretionary activity for A and B items, and a permitted (rear extensions) / restricted discretionary (front modifications) for C items,
- 22.4.1.1(i) and (j): Demolition / removal is non-complying (A) and discretionary (B and C),
- 22.4.1.1(l): New construction / relocation is discretionary (A and B) and restricted discretionary (C).\*(See note below).

Assessment criteria for such activities is contained in Section 21, in particular at 21.1.22, with criteria related to the key objectives summarised above.

\*It is noted that 22.4.1.1(l) states that this includes “within the surroundings of” listed heritage items; it is recommended that this be clarified to confirm that this means within **the site** of a listed heritage item, or within defined surroundings where mapped in the ODP Appendix N1. This minor amendment will confirm that construction of new or relocated buildings within the site of A or B listed heritage items is a discretionary activity. This is particularly important to clarify due to the new MDRZ underlying zoning. See Section 8.4 below which details recommended modifications to planning provisions.

### ***PC 26 proposed approach to historic heritage***

PC 26’s Section 32 Evaluation Report confirms historic heritage as a nationally-important statutory consideration (s32 report, 3.5.4), stating that the plan change’s provisions will recognise and provide for matters of national importance through ensuring the protection of historic heritage from inappropriate land use development (3.5.5).

PC 26 achieves this by (a) retaining the list of historic heritage items in ODP Appendix N1 unchanged, and (b) including historic heritage as a qualifying matter in its proposed addition of “Section 2A” to the ODP.

The key purpose of PC 26 is to introduce a new “Medium Density Residential Zone” (MDRZ), which incorporates the residential density standards required by the RMA-EHS and set out in Schedule 3A of that act. This is proposed to be incorporated into the ODP with a new “Section 2A – Medium Density



Residential Zone.” This zone (and associated MDRS) is proposed to be applied across all relevant residential zones in the ODP as required by the RMA-EHS, with specific limitations to the MDRS on certain sites where qualifying matters apply (2A.3.2.3 – 4).

Historic heritage is identified as one such qualifying matter at 2A.1.19 - 21. This aligns with the RMA-EHS’ identification of “a matter of national importance” as a qualifying matter (s77I).

PC 26 therefore proposes no change to the ODP Section 22 provisions for listed heritage items (summarised above). In particular, listed heritage items are noted as an exception to the permitted activity status of demolition / relocation in the MDRZ (see Activity Table 2A.4.1.1).

### ***Historic heritage: discussion***

It is considered that the historic heritage items listed in the ODP Appendix N1 have site-specific characteristics that make intensification to the level enabled by the MDRS inappropriate. Historic heritage buildings, objects and places are identified as such due in large part to historically-derived characteristics that reflect important stories and associations from the past (see the historic heritage assessment criteria contained in the ODP Section 32 report). These values can be degraded and lost when historic heritage places are subject to unregulated change.

While the assessment undertaken for this report did not include site visits to listed heritage items or reassessment of these places, it is acknowledged that their inclusion in the ODP followed a thorough and consultative set of steps as set out in the ODP Section 32 report, including consideration and inclusion of NZHPT-listed places and two rounds of stakeholder engagement, and individual place assessment against an established set of RMA-aligned historic heritage criteria. It is notable that no objections were raised to listed heritage items being a qualifying matter to the MDRS in submissions to PC 26 (see Section 3 below).

It is therefore considered that the items listed in ODP Appendix N1 represent a robust collection of historic heritage places for the Waipā district that have been, and should continue to be, protected from inappropriate change.

It is noted that the ODP and PC 26 do not prevent intensification from occurring on sites that contain listed heritage items. Rather, site modifications and development is managed as a discretionary / restricted discretionary activity per the provisions of the ODP Section 22.4.1, with consideration given to the extent to which any given proposal detracts from the heritage values of the item and adverse effects can be avoided, remedied or mitigated (ODP Assessment Criteria 21.1.22).

This is consistent with the RMA’s interpretation of sustainable management, which seeks to manage “the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being” (RMA s5(2)). In particular, it contributes to well-functioning urban environments by maintaining historic markers of place identity and distinctiveness within a context of urban change.

It is therefore considered that PC 26’s approach to historic heritage is appropriate and consistent both with the objectives of the ODP and the new requirements of the RMA-EHS. This includes:

1. Its clear identification of listed heritage items as a qualifying matter to the MDRS – an approach that aligns with the RMA-EHS “matters of national importance.”
2. Its retention of the ODP’s existing provisions relating to the ongoing protection of historic heritage from inappropriate subdivision, use and development.

However, it is considered that the established criteria for assessing historic heritage items should sit within the ODP itself, and not only in its Section 32 report. This would provide clearer understanding as to why places are included in the list and would also provide a transparent and consistent framework for potential future assessments of historic heritage places.

### ***Consideration of alternatives***

1. Do not include historic heritage as a qualifying matter to the MDRS.
  - It is considered that this approach would fail to adequately recognise the importance of historic heritage places to the people and communities of the Waipā district, as was expressed in consultation feedback for the ODP and in submissions to PC 26. It would also fail to acknowledge the fact that historic heritage is identified as a matter of national importance in the RMA and is therefore to be afforded protection.
  - As noted above, the RMA-EHS specifically includes matters of national importance as a potential qualifying matter for territorial authorities to apply. It is therefore considered appropriate to use this tool, given the contribution heritage places make to people and communities’ social and cultural wellbeing as part of well-functioning urban environments.
  - It is noted that there are c.150 sites in the Study Area listed as heritage items. As such, the potential gain in housing supply by removing this qualifying matter would be minimal, given the relatively small number of sites containing listed heritage items.

This alternative approach is therefore not supported.

2. Include historic heritage as a qualifying matter but amend provisions to provide for greater intensification as a permitted activity.
  - As noted under *Discussion*, the values that are expressed in the fabric and context of listed heritage items are easily degraded and lost when subject to unregulated change. It is considered that this approach would undermine the purpose of the ODP Appendix N1 and therefore create a misalignment with the RMA s6(f)). It is considered that the ODP, with PC 26, strikes an appropriate balance between allowing for change and retaining historic places that are important to Waipā communities.
  - As above, this option’s potential gain in housing supply would be minimal and disproportionate to the adverse effects on the integrity, authenticity and long-term retention of listed heritage items.

This alternative approach is therefore not supported.

3. Include more sites in the list of heritage items in ODP Appendix N1.

- It is acknowledged that identification of heritage places is an ongoing process as each generation expresses its own values regarding the past and wishes to see those protected for future generations. Furthermore, historic heritage assessments across urban areas are rarely comprehensive. It is therefore considered that Waipā District Council should continue to re-examine its existing heritage listings and consider other places for heritage protection, as it has done through its district plan processes to date.
- However, the scope of PC 26 (and, therefore, of this report) did not extend to further assessment of places as historic heritage, although several sites are noted on the fieldwork maps as places that should be considered in future assessments.
- It is noted that submitters did not expressly nominate any particular sites for inclusion in Appendix N1, except in relation to character clusters (discussed in Section 2.2 below).

This alternative approach is therefore not supported.

## 2.2. Character Clusters

### *Current approach to character area / clusters*

In the ODP, character matters are managed via a “Cambridge Residential Character Area” (Figure 1) and by identified “character clusters.” Under PC 26, the Cambridge Residential Character Area is deleted in its entirety, including all associated planning provisions. Character clusters are retained and added to, as shown in PC 26 planning maps 4, 8, 12, 23 – 28, 37, 38, 41, 42 and 59 – 60.

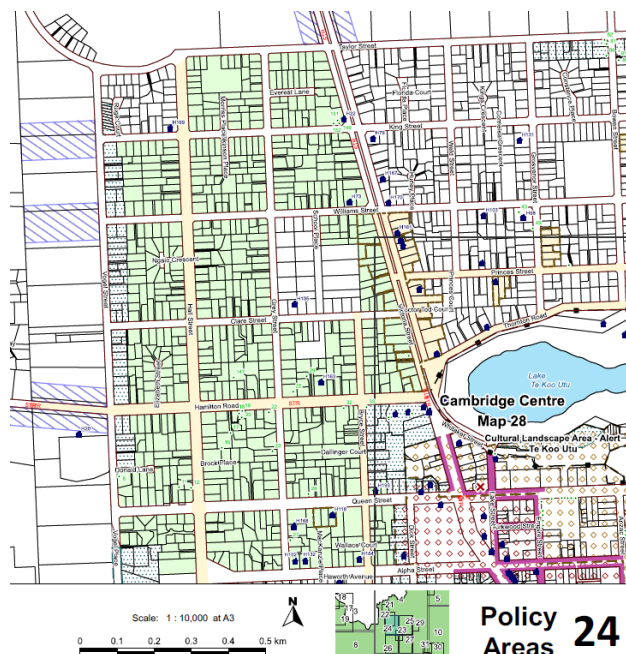


Figure 1: ODP Policy map 24 shows the extent of the Character Area (pale green).

## ***Objectives***

Character clusters are addressed as part of the ODP Section 2 Residential Zone, and character cluster statements are included as Appendix DG1.

As part of the residential zone introduction, it is noted that “the aim of this Plan is to manage (housing development) change carefully so that the distinguishing characteristics of each place are maintained. For example there are groups of dwellings within the zone that have special character, this Plan seeks to maintain this character through provisions relating to character clusters” (2.1.2).

Objective 2.3.1 therefore seeks to “maintain and enhance the existing elements of the Residential Zone that give each town its own character.” In the ODP, associated policies include maintaining the mix of villa, cottage and bungalow type housing within the identified character clusters (2.3.1.1(f)) and maintaining and enhancing identified character via controls on place modifications (2.3.1.4). These policies are deleted in PC 26 but are replaced in the new MDRZ by Objective 2A.3.3 and Policies 2A.3.3.1 – 3. These explicitly seek to maintain towns’ character qualities by maintaining long street vistas, encouraging space for mature trees and maintaining historically-derived housing types in identified character clusters.

## ***Process of identification***

The reason for including character clusters in the ODP is explained in its Section 32 report, which explains that:

“Often listed heritage items are located within areas that contain other buildings that form part of the context for the listed building, and also contribute to character and amenity in their own right. As part of the background research to the District Plan it was considered that an integrated management approach is required. Character clusters are a new approach proposed to address the special values associated with clusters of character buildings. Character clusters are identified in the Residential Zone and are applied to a set of similar looking heritage buildings. In many instances, the cluster will contain a listed building. Rules relating to additions and alterations are proposed to maintain the character of the cluster” (s32 report, 31 May 2012, p. 2-5).

The report goes on to state that “the Proposed Plan has identified groups of buildings where the existing built character is sought to be retained. These areas have been identified as character clusters on the Planning Maps” (2-7). The character cluster statements in Appendix DG1 provide some context and description of the attributes of identified clusters.

PC 26 includes all existing character clusters identified in the ODP, plus additional clusters as recommended by the PAUA report which usually comprise 1-3 sites but occasionally up to 10.

## ***Associated rules***

The ODP **Section 2 - Residential Zone** identifies different rules for different activities in character clusters, as laid out in Activity status table 2.4.1:

- New construction, additions or alterations to the rear of the site is a permitted activity (2.4.1.1(l)).
- All other construction, including new or relocated buildings, additions or alterations are a restricted discretionary activity (2.4.1.3(d)).

However, under PC 26, the character cluster areas sit within the new **Section 2A: Medium Density Residential Zone** (rather than the previous Residential Zone). As such, PC 26 proposes to include the following rule in Activity status table 2A.4.1:

- Construction of new buildings, relocated buildings and demolition or removal or alterations or additions to existing buildings is a restricted discretionary activity (2A.4.1.3(d)).

It is noted that the MDRZ as drafted in PC 26 does not include the permitted activity rule 2.4.1.1(l) noted above. This omission makes the character cluster rules under the MDRZ more onerous than the existing ODP Residential Zone. It is recommended that this permitted activity rule be carried through into the MDRZ, under Activity status table 2A.4.1.1, and that minor amendments are made to 2A.4.1.3(d) accordingly. See Section 8.4 below which details recommended modifications to planning provisions.

Assessment criteria for these activities is contained in Section 21, in particular at 21.1.2.5. Criteria focuses on the extent to which the proposed modification is similar to the existing character of the cluster, solar access, parking, signage, vegetation, and visibility of new development. It also has addition assessment criteria for relocated buildings relating to condition and timeliness of works.

This assessment criteria remains largely unchanged by PC 26, although a new criterion has been added, being “the extent to which the new building, additions or alterations to an existing building or demolition of a building contributes or detracts from the Character Cluster Statements in Appendix DG1” (PC 26 21.1.2.5(b)).

### ***Character clusters: discussion***

It is considered that areas identified as character clusters have site-specific characteristics that make intensification to the level enabled by the MDRS inappropriate, subject to amendments to their extents and boundaries as recommended in this report.

Clusters are areas that have coherent physical and visual qualities that together represent historical themes of their town’s development. They contain a coherent concentration of natural and constructed features and characteristics that collectively establish the identity of an area and contribute to a distinctive “sense of place” when experienced from the public realm. These contributory features and characteristics include those in both public and private domains, and typically comprise a combination of streetscape forms (shaped by the period of development, topography, street pattern, lot layout and density, footpath characteristics and green structure including parkland and trees) and site-specific forms (characterised by dwelling age, architectural style and materials, height and shape, siting and boundary setbacks, site coverage and street frontage treatments including gardens, trees and boundary edges).

Their historically-derived character has been confirmed as important to people and communities within the Study Area, as shown in the ODP Section 32 report and by submissions to PC 26 (see Section 3

below). These collective character qualities are easily compromised by unregulated change. Intensification to the level enabled by the MDRS in a piecemeal way would degrade this collective character such that values of place-specific distinctiveness and history are lost. Furthermore, character clusters also contain listed heritage items, enabling the historical context of these places to be appreciated and maintained.

However, it is necessary to strike an appropriate balance between retaining residential character qualities and allowing for intensification for future housing supply and choice as required by the NPS-UD and the RMA-EHS. It is considered that PC 26 achieves this by deleting the ODP's existing Cambridge Residential Character Area but retaining the character cluster tool, for the following reasons:

Cambridge Residential Character Area:

- The Cambridge Residential Character Area was not adequately justifiable as a qualifying matter due to its "blanket protection" approach rather than site-specific analysis required by the RMA-EHS s77L.
- Fieldwork undertaken as part of this report indicates that the broad area contains a wide range of building types, development eras etc. that do not collectively represent coherent historical themes.
- Retention of blanket character protection across Cambridge West would undermine the defensibility of the robust provisions provided by the ODP / PC 26 for remaining character clusters.

Character clusters:

- Character clusters were identified in the ODP and have been added to by PC 26. The areas covered are much smaller than the Cambridge Residential Character Area and more accurately identify property clusters that present a legible collective character related to building age and type.

It is therefore considered that PC 26 correctly removes the Cambridge Residential Character Area but retains the use of character clusters as a character-related planning control.

However, while the character statements provided in the ODP Appendix DG1 (and supplemented by PC 26) provides some information regarding the qualities of each cluster, site-specific analysis of the clusters as promulgated by PC 26 is inadequate to meet the requirements of the RMA-EHS s77L test. This report's methodology and assessment therefore reconsiders character clusters based on historical analysis and site-specific survey fieldwork, and makes recommendations regarding their extents and boundaries (Sections 5 and 0).

***Consideration of alternatives***

1. Do not include character clusters as a qualifying matter to the MDRS.

- It is considered that this approach would fail to adequately recognise the importance of collective, historically-derived residential character to the people and communities of the Waipā district, as has been expressed in submissions to PC 26.
- The RMA-EHS specifically includes the opportunity for territorial authorities to limit development where justified by site-specific analysis, via the “other matter” qualifying matter at s771(j). It is therefore considered appropriate to use this tool where site-specific analysis warrants it, given the contribution character clusters make to people and communities’ social and cultural wellbeing as part of well-functioning urban environments.
- It is noted that there are less than 200 sites in the Study Area included in character clusters (as modified in this report – see Section 0). As such, the potential gain in housing supply by removing this qualifying matter would be minimal, given the relatively small number of sites affected.

This alternative approach is therefore not supported.

2. Include character clusters as a qualifying matter but amend provisions to provide for greater intensification as a permitted activity.

- As with listed heritage items, the values that are expressed in the fabric and context of character clusters are easily degraded when subject to unregulated change. A particularly important aspect of character clusters is their **collective** contribution to understandings of a place’s story, and this importance is compromised and lost when demolition and redevelopment occurs within them.
- As above, this option’s potential gain in housing supply would be minimal and disproportionate to the adverse effects of wholesale progressive loss of Waipā’s towns historically-derived character.

This alternative approach is therefore not supported.

3. Retain both the Cambridge Residential Character Area and identified character clusters.

- As noted under *Discussion*, it is considered that the Cambridge Residential Character Area is not adequately justified as a qualifying matter under the RMA-EHS and would put undue limitations on the MDRS in an area of high amenity.
- However, it is considered that smaller cluster areas are an appropriate planning control, where assessment has confirmed that they have site-specific characteristics that warrant limitations to the MDRS. This approach establishes “pockets” of historic townscape to be maintained for future generations, rather than “blanket” coverage that constrains housing supply and restricts future amenity.

This alternative approach is therefore not supported.

## 2.3. Character Streets

### ***Current approach to character streets***

In the ODP, character streets are managed as a policy instrument with one standard, being a 6m minimum setback. Character street coverage includes 6 streets in Cambridge, 2 streets in Leamington and 2 streets in Te Awamutu.

This approach is unchanged by PC 26.

### ***Objectives and rules***

Character clusters are addressed as part of the ODP Section 2 Residential Zone. As part of the residential Zone introduction and extending from its discussion on character clusters, the ODP notes that “there are also some streets that have high existing character because of the built form and/or because of the presence of existing mature street trees and the road boundary setback rules seek to maintain this character” (2.1.2).

ODP policy 2.3.2.2 is “to maintain the existing character of character streets by having a consistent building setback,” and this is given effect by rule 2.4.2.2(d), which requires a minimum building setback of 6m from road boundaries along character streets.

### ***Process of identification***

Council undertook a review of residential streets as part of its preparatory work for the ODP in 2012 (see Section 1.2 above). That analysis captured data regarding each street’s average setback, berm width, footpath location and setback to carriageway. Comment was made regarding consistency of streetscape character and street elements including street trees. It is understood that the review formed the basis of the resultant inclusion of particular streets as “character streets” in the ODP.

### ***Character streets: discussion***

It is considered that streets identified as character streets have site-specific characteristics that make intensification to the level enabled by the MDRS inappropriate, subject to a significant reduction in their coverage as recommended in this report.

Rules relating to character streets are limited to a 6m minimum setback. As such, all other standards of the MDRS apply, meaning that 3 residential units per site up to 11m in height may be built on sites as a permitted activity. However, the 6m front yard setback is significant when compared to the MDRS 1.5m minimum. It is therefore considered that character street coverage should be more limited than those currently included in the ODP and PC 26. Furthermore, site-specific analysis of character streets is inadequate to meet the requirements of the RMA-EHS s77L test. This report’s methodology and assessment therefore reconsiders character streets based on historical analysis and site-specific survey fieldwork, and makes recommendations regarding their extent and coverage (Sections 6 and 0).

The resultant character streets recommended in this report relate to the early development of their towns and have longstanding historical and community significance. They display historically-derived



physical and visual characteristics that collectively illustrate part of the town's story and identity, including long vistas that relate to the early town plan grid layout, mature tree avenues, and a regular rhythm of housing setback allowing for landscaped gardens in front yards.

Their historically-derived character has been affirmed in successive planning documents and reports on the particular identity and sense of place of Waipā towns, particularly Cambridge. These collective character qualities are easily compromised by incremental change, particularly at front boundaries and to the scale enabled by the MDRS.

### ***Consideration of alternatives***

1. Do not include character streets as a qualifying matter to the MDRS.

- While it is considered inappropriate to include all identified character streets in the ODP, it is considered that there are several streets in Cambridge and Te Awamutu that form a key aspect of the history and visual amenity of these towns. Full deletion of all character streets would fail to recognise and maintain these characteristics that make important contributions to place-specific identity.
- The RMA-EHS specifically includes the opportunity for territorial authorities to limit development where justified by site-specific analysis, via the "other matter" qualifying matter at s77I(j). It is therefore considered appropriate to use this tool where site-specific analysis warrants it, given the contribution character streets make to people and communities' social and cultural wellbeing as part of well-functioning urban environments.
- It is noted that the number of sites included in character streets (based on a reduced coverage as recommended by this report) is relatively modest when considering the inner urban extents of Cambridge and Te Awamutu. As such, the potential gain in housing supply by removing this qualifying matter would be minimal, given the relatively small number of sites affected.

It is recommended that character street coverage is reduced, but full deletion is not supported.

2. Include character streets as a qualifying matter but amend provisions to provide for greater intensification as a permitted activity.

- The only provision relating to character streets is the 6m setback rule. Analysis indicates that this distance is consistent with the existing setback rhythm along character streets and is therefore an appropriate setback to maintain, while allowing for MDRS-level change beyond the setback.
- A particularly important aspect of character streets is their consistent spatial experience in terms of streetscape volume and vista, related to berms, very large trees set out as avenues, and generous landscaped setbacks. Development with minimal setbacks compromise this historical context and continuity.

This alternative approach is therefore not supported.

3. Extend the coverage of character streets.

- While only relating to a setback rule, the character street tool could have a significant dampening effect on the ability for the MDRS to be exercised across residential areas of high amenity and connectivity, should it be applied to large numbers of streets.
- It is therefore considered that a conservative approach should be taken with regard to applying this tool, and it should be limited to streets where site-specific analysis confirms character qualities that make MDRS inappropriate.

This alternative approach is therefore not supported.

### 3. RESPONSE TO SUBMISSIONS

79 submissions were received to PC 26, with 17 addressing matters of heritage and character. Over 90 points were made as part of these submissions.

**Appendix A** includes a full tabulated response to each point raised by submitters. The table below provides a brief overview of key themes, listed in descending order by the number of submitters who raised the identified theme.

Theme:		Number of submitters who raised this theme:
1	Historic areas should be protected and preserved; intensification should not occur where there are areas of historic buildings	7
2	Proposed amendments to specific provisions related to heritage / character matters	5
3	PC 26 provides inadequate justification of character cluster coverage	4
4	Delete all character clusters from the ODP / PC 26	4
5	Retain existing heritage- and character-related planning tools	3
6	Reduce character street setback from 6m to 4m	2
7	Delete all / specific character streets from the ODP / PC 26	2
8	PC 26 needs to be more specific about areas covered by a character-related qualifying matter	1
9	Update / add to character statements	1
10	PC 26 requires an additional provision re consultation with affected neighbours	1
11	Consideration needs to be given for intensification impacts on listed heritage items in the vicinity of development	1
12	Council should commission a report to analyse additional sites to add to the ODP list of heritage items	1
13	Delete character cluster coverage of individual sites	1

***In summary –***

The above submissions indicate that there continues to be public interest in maintaining heritage and historically-derived character in Waipā's towns. This supports the retention of listed heritage items, character clusters and character streets as qualifying matters to the MDRS.

A notable theme was that PC 26 does not provide adequate justification for the inclusion of character-related matters as required by the RMA-EHS, and that they should therefore be deleted in part or in full.

***Response:***

- As discussed in Section 2, it is considered that areas of historically-derived character have site-specific values that make intensification to the level enabled by the MDRS inappropriate. The character clusters and character streets provide an important tool for managing development in these areas in ways that maintain identified values. As such, it is considered that wholesale deletion of these tools would be inappropriate, as areas identified as character clusters have site-specific characteristics that make intensification to the level enabled by the MDRS inappropriate.
- However, it is agreed that further assessment of character clusters and streets is required to adequately address submitters' concerns and to satisfy the requirements of the RMA-EHS s77L. This will ensure that character matters are accurately and effectively accommodated as a qualifying matter. This further assessment, and consequent recommended modifications to the extent and boundaries of character clusters and character streets, is therefore included in Sections 4 - 0 of this report.

Various submitters proposed amendments to specific provisions related to heritage / character matters. Submitters' proposed amendments are generally supported, as they address gaps or areas of ambiguity in PC 26 provisions. Recommended PC 26 text changes are made in Section 0 accordingly.

## 4. HISTORICAL ANALYSIS

This section provides a brief overview of the history of the Study Area as it pertains to its town planning and residential development. This history is important to provide the broader context for character clusters and character streets, and to provide a sound historical basis for Council continuing to maintain and enhance these areas as a qualifying matter to the MDRS.

### 4.1. Cambridge and Leamington

#### *Tangata whenua*

The area comprising Cambridge and Leamington is a part of the rohe of Ngāti Hauā. The eponymous ancestor of Ngāti Hauā was Hauā, a direct descendant of Hoturoa, the captain of the Tainui waka.<sup>1</sup> Horotiu Pā, belonging to Ngāti Hauā, once covered what is today the Cambridge central business district.<sup>2</sup> Cambridge, also known as Kemureti, is mentioned in the proverb of King Tawhiao, “Ko Kemureti taku oko horoi,” Cambridge, a symbol of my wash bowl of sorrow.<sup>3</sup>

#### *1860s: The Waikato wars and soldier settlers*

After the final stages of the Waikato campaign, General Cameron determined to establish a frontier town, and the present day site of Cambridge was chosen.<sup>4</sup> The site was selected for multiple reasons, including that it was suitable for farming as well as being the closest point to the confiscation line that was accessible by river transport. The town was named after the Duke of Cambridge who, during 1864, was the Commander in Chief of the British Army.<sup>5</sup>

Under chief surveyor Major Charles Heaphy, the layout for “Cambridge East” and “Cambridge West” (now Leamington) was created in 1864.<sup>6</sup> The design of a geometric grid layout set by avenues intersecting at right angles followed the then-current British style of planning and public health principles; the layout also included a green belt surrounding the town, and Te Koutu Lake was established as a reserve.<sup>7</sup>

The hectares which made Cambridge West and Cambridge East were confiscated from Ngāti Hauā following the 1863 New Zealand Settlements Act and the Waikato War of 1863/64.<sup>8</sup> The confiscated lands of Cambridge were allocated to the 3<sup>rd</sup> Waikato militia; a private in the militia would receive a town acre and a 50-acre farm, officers, as per rank, received more.<sup>9</sup>

However, following the war the Waipā district faced an exodus of many of the militia and soldier settlers who chose either to abandon their lots or only remain the three years until the land was made freehold by the Crown.<sup>10</sup> In March 1865, 361 soldier-settlers were in possession of their allotments; by December 1867 Cambridge’s population had dropped even further to 200 men and women.<sup>11</sup>

#### *1870s-1890s: Development*

During the 1870s, Cambridge began to develop and consolidate as a town. It was the centre for the Māori land court, the surrounding area proved a popular business venture of pastoral farmers from

Auckland, and tourists often stopped at Cambridge on their way to Rotorua while a paddle-steamer conveyed goods and passengers to the town. In 1874, Cambridge was home to 274 residents; by 1881 its population had increased to 1,174.<sup>12</sup>

A description of Cambridge in 1870 is provided by Laura Mair, daughter of Major Mair, who described Cambridge as having unformed roads, scattered houses, and drab buildings.<sup>13</sup> However, Thomas Wells, chairman of the Cambridge Domain Board 1880-1905, set to making improvements to the town.<sup>14</sup> During the later 19<sup>th</sup> century there were many developments of facilities, utilities, amenities, services and businesses in Cambridge East.<sup>15</sup>

Thomas Wells was also responsible for the addition of a row of English trees on the west side of Victoria Street to the public hall, which began Cambridge's reputation as the Town of Trees.<sup>16</sup> Trees gave an important distinction for Cambridge as the planting of trees by settlers was an important characteristic that enhanced the perceived beauty and individuality of the town.<sup>17</sup> This was important for the marketing of the town as a place for touristic excursions.

In 1880 the Cambridge Town Belt, including that of Cambridge West and the Lake Reserve, were made over to the Cambridge Domain Board, and in 1882, Cambridge East became a town district.<sup>18</sup> The closure of native land courts in Cambridge and the transfer of the armed constabulary put a damper on the burgeoning prosperity of the town, but the railway brought an economic boost as a transportation connection to the growing city and port of Auckland.<sup>19</sup> The population also continued to grow and in 1886 the town received the status of a borough.<sup>20</sup> It is notable that Cambridge East's development in 1886 mirrored that of Hamilton as a rival for the premier township of the Waikato.<sup>21</sup>

While Cambridge East was quickly developing, Cambridge West's development occurred at a slower pace. Though surveyed at the same time as Cambridge East, and designed to be a future town, the roads led to nowhere and there was only a sparse number of homes isolated by paddocks. In 1880, a school was officially opened with forty-five pupils. The main point of contention during the 1880s was the state of the roads.<sup>22</sup> Initially under the Pukekura Road Board, in 1886 Cambridge West formed its own constitute local body rather than being incorporated in the borough of Cambridge East.<sup>23</sup> In 1907 Cambridge West was formed into an independent township and, in 1908, became the township of Leamington.<sup>24</sup>

### ***1900s – 1920s: The new century***

The early 1900s saw improvements under the Cambridge borough council with the reforming of streets and footpaths, the planting of trees along forty-five chains of street, the construction of streetlamps and the inauguration of sanitary service.<sup>25</sup> Some of the developments in the borough were brought about under the mayorship of William Francis Buckland. His legacy continues to remain visible in the physical structures of Cambridge, including: the Water Tower on Hamilton Road; the Town Hall located on the junction between Victoria Street and Queen Street; and the 1907 Victoria Bridge which established dependable connection between Cambridge and Leamington.<sup>26</sup> The gas works, a modern drainage system in the central business area, increase of the water supply, and borough bylaws promoting health,

contributed to Cambridge's assertion as being at the front rank of tourist resorts for health and well-being in New Zealand.<sup>27</sup>

As the town's prosperity and population increased, new residences began to be built on sections created by subdivision of the original acre lots. The bungalow emerged as a popular new housing style from the 1920s, interspersing the town's villas (constructed in the latter decades of the 19<sup>th</sup> century and into the early 20<sup>th</sup> century) and early colonial cottages. Some of those houses were designed by local architects such as J. T. Douce and constructed by local builders such as Fred Potts.<sup>28</sup> Another residential architectural trend that emerged during the early 20<sup>th</sup> century was the Art Deco style. Many of these houses survive in the town, providing another record of the development and architectural history of Cambridge.

### **1930s – 1950s: State housing**

In 1936 Cambridge approached its jubilee, with the book *Cambridge Today and Yesterday: 1886-1936* being released as part of celebrations. The book highlighted the trees of Cambridge, while also drawing on the town's sense of "Englishness."<sup>29</sup>

With regard to housing, during the mid-century there were calls for tenders for state houses.<sup>30</sup> In 1938, state houses were built as part of the government's housing scheme; Cambridge at that stage had been short on houses, and a survey of the Cambridge houses suggested that people were living in unsatisfactory conditions.<sup>31</sup> Residents of Cambridge also benefitted from the government policy allowing for higher density: four acres of land were purchased within the borough for the construction of 20 state houses, causing some consternation for councillors as the borough's bylaws at that time stipulated that each section be a minimum of a quarter acre.<sup>32</sup>

In the 1940s and 1950s the population of Cambridge again grew, with consequent increasing demand for housing. In 1950, 73 new houses were constructed in contrast to the 49 houses built in 1949. In response to the housing shortage, the borough council in 1950 made leasehold sections available for the building of houses, and in 1955 moved the saleyards, which opened a large area of leasehold land for residential development.<sup>33</sup>

Leamington also showed an increased number of housing in the mid-century, from 15 houses built in 1949 to 24 houses built in 1950. In 1958, Leamington amalgamated with the Cambridge borough and, as demonstrated in the housing figures, during the "boom" years of the 1950s Leamington also saw considerable development.<sup>34</sup>

Aerial photographs of Cambridge and Leamington capture the growth of residential properties from the 1930s to the 1950s. A 1939 aerial photograph of the area captures the grid pattern street layout of Cambridge and reveals a fair amount of street-facing development that also indicates further subdivision of the sections depicted in the cadastral map of 1922.<sup>35</sup> The photo also shows some vacant street-facing lots and far less development north of Williams Street. By 1953 an aerial photograph captures the street-facing development occurring from Williams Street north.<sup>36</sup> Leamington, in 1939, shows comparably less development, with only a few numbers of houses scattered about the grid layout. A 1953 aerial photograph captures the development of Leamington from 1939, with the sections of development

indicating subdivision of the 1 acre lots depicted in the survey map of 1922; there are still, however, vacant blocks around Leamington.<sup>37</sup>

### ***1960s -1990s: Ongoing gradual change***

A notable form of residential development built during the second half of the 20<sup>th</sup> century was pension housing around Cambridge.<sup>38</sup> These pension homes included Resthaven on Vogel Street as well as the flats on Bryce Street.<sup>39</sup>

In the 1980s, Cambridge's population was steadily increasing; this again brought issues of housing that were coupled with the economic downturn in this period.<sup>40</sup> To enable the establishment of industries and upgrade services at a manageable pace, the borough council adopted a strategy of medium growth. This strategy, councillors determined, would enable Cambridge to retain its individual distinctiveness while also dealing with the housing shortage.<sup>41</sup> However, it is notable that development continued to be very gradual. Cambridge, in 1987, still had approximately 3 hectares of land which was readily available for residential subdivision,<sup>42</sup> and Leamington, which had always experienced slower development, had 25 hectares still available.<sup>43</sup>

### ***Identity into the 21<sup>st</sup> century***

Cambridge's sense of "distinctiveness," as recognised by the borough council from the 1980s, was directly connected to the gradual pace of housing development over the course of the town's history. Late 19<sup>th</sup> / early 20<sup>th</sup> century housing had been very dispersed, reflecting the 1 acre section sizes of initial subdivision, and aerial photographs illustrate later housing developments as initially "filling in" still-available land and then gradually subdividing and building on existing lots. Property sizes remained very generous through gradual build-up of the urban landscape.

As Cambridge continued to define itself as the "Town of Trees," its council made provision in its programme for the preservation of trees with "landscape, historical or scientific value," with these values required to be taken into account by subdividers and developers when undertaking landscaping works.<sup>44</sup>

Moreover, Cambridge's association with a sense of "Englishness" continued into the 1980s. In 1986, councillor Rosemary Hill, when discussing the future of tourism in Cambridge, believed that the "English-style village character" of the town should be enhanced wherever possible.<sup>45</sup>

The Cambridge Borough Council also considered that alongside the trees, the residential development of Cambridge also spoke to the town's unique character. The District Scheme Review of 1990 noted that alongside the significance of the trees to the townscape, there were the variety of buildings, whose various architectural styles provided a record of history and development of Cambridge that also enriched the urban landscape. In the review, the council sought to retain and enhance these natural and architectural characteristics in response to their perceived value.<sup>46</sup>



## 4.2. Te Awamutu and Kihikihi

### *Tangata whenua*

The immediate region of Te Awamutu and Kihikihi encompassed a convergence of long-established iwi and hapu of the Tainui waka.<sup>47</sup> Prior to the Waikato Wars of 1863/64 Kihikihi was a Ngāti Maniapoto settlement. Kihikihi (meaning cicada) was the home of Rewi Manga Maniapoto, a rangatira of Ngāti Paretekawa, a hapu of Ngāti Maniapoto.<sup>48</sup> On Ratatu hill stood the Kīngitanga meeting house Hui-Te-Rangiora.<sup>49</sup> In the area that would form Te Awamutu township were two important pā: Otawhao pā, a pā located in the Wallace Terrace area; and Kaipaka pā, located in the Christie Avenue area.<sup>50</sup>

### *1830s – 1840s: Missionaries*

The area of Te Awamutu became one of the mission stations of the CMS as part of its expansion during the 1830s and 1840s.<sup>51</sup> Missionaries first came to Otawhao in 1834, with Reverend Benjamin Ashwell then requesting the Whare Kura (Christian Māori) to set up a separate community at Te Awamutu.<sup>52</sup> This led to the establishment of the Otawhao Mission Station and farm, named after Tāwhao – a sizeable piece of land of 173 acres that included a church, mission house and shoemaker's cottage on the south-west side of the Mangaohoi stream.<sup>53</sup> Two streets ran through the station, Station Road (now Alexandra Street) and Arawata Street, a road link established by local iwi.<sup>54</sup>

### *1860s: The Waikato wars and solider settlers*

The Waikato Wars of 1863/64 saw the mission station abandoned, and the area became a military post of General Cameron's troops.<sup>55</sup> In December 1863, Ngāruawāhia was occupied by British troops, while the main body of troops under Cameron continued to the Waipā Valley towards Te Awamutu.<sup>56</sup> In 1864 the mission station land and the surrounding area was used as a base camp.<sup>57</sup> The 40<sup>th</sup> regiment built their head quarter redoubt on the site which is now the police station at Te Awamutu.<sup>58</sup> On February 23 1864, Kihikihi was attacked by Cameron's troops, and the meeting house was burnt down. Following the attack, a militia redoubt reserve was also built in Kihikihi.<sup>59</sup>

The name of the settlement of Te Awamutu refers to the end of the navigable river as waka could navigate from the Waipā River up the Mangapiko Stream as far as Te Awamutu to the confluence of the Mangaohoi Stream.<sup>60</sup> From there, travel had to be across the land because snags blocked both streams making them unsuitable for navigation by waka.<sup>61</sup>

The land that would make up settlement allotments of Kihikihi and Te Awamutu was confiscated as part of the New Zealand Settlement Act 1863.<sup>62</sup> The confiscated lands of Kihikihi and Te Awamutu district were allocated to the Number One Company of the Forest Rangers and the 2<sup>nd</sup> regiment of the Waikato Militia.<sup>63</sup> Crown grants made before the war were not confiscated, and these were set aside for European settlers who had lived there before the war. The mission station and its education reserve were not allocated to settlers.<sup>64</sup>

As with Cambridge, many militia deserted their Te Awamutu and Kihikihi allotments, while other solider settlers only remained for three years until the land was made freehold by the Crown.<sup>65</sup> Te Awamutu's

development was greatly affected when not only the militia was disbanded but the British regiment also departed from the area. In 1867 Te Awamutu resembled a ghost town.<sup>66</sup>

### ***1870s-1890s: Frontier challenges***

The Te Awamutu settlement continued to struggle during the 1870s. With only 150 residents, Te Awamutu relied on the surrounding towns for support, with a butcher coming from Alexander (now Pirongia) and a baker from Kihikihi. In 1878 there were 152 residents in Te Awamutu and 179 in Kihikihi.<sup>67</sup>

Approaching Kihikihi in 1878 before one arrived at the Alpha Hotel, there was a small cottage, blacksmith shop, and slab dwelling, and both sides of the road were unfenced fern, scrub and swamp,<sup>68</sup> although in the following decade the settlement consolidated somewhat with the addition of some businesses, churches and a school.<sup>69</sup> When the railway was being built in 1886, many of those working on the construction resided in Kihikihi, and, consequently, it seemed likely that Te Awamutu would become a satellite of Kihikihi, with 438 people residing in Kihikihi in comparison to 297 in Te Awamutu.<sup>70</sup>

Town section sales in Waipā had reached 36 per cent by 1870, increasing to 89.6 percent by 1880 when both Kihikihi and Te Awamutu were connected to Hamilton by a gravel-picked highway.<sup>71</sup> In 1880 the railway station at Te Awamutu was opened, situated on the Alexandra side of the town in Goodfellow's paddock, which was two kilometres from the town centre.<sup>72</sup> The railway brought new life to Te Awamutu with the arrival of more businesses.<sup>73</sup>

### ***1900s-1920s: Development of Te Awamutu***

A 1900 map of Te Awamutu Village reveals a smaller surveyed layout than in the 1892 cadastral map of Kihikihi.<sup>74</sup> The layout of Kihikihi appears to adopt the popular grid plan of the 19<sup>th</sup> century more formally, particularly on the northeast side of the town, where right-angle intersecting avenues form a recognisable grid. In contrast, Te Awamutu's slower development and fewer streets shaped a more organic town layout, with only some attempt to adhere to the grid pattern as depicted in the 1900s map of the town.

In 1906 the population counts had altered; Te Awamutu recorded 379 residents and Kihikihi 253.<sup>75</sup> During the latter 19<sup>th</sup> century and early 20<sup>th</sup> century, Te Awamutu formed the nucleus of an increasingly prosperous agricultural community, with the development of business, amenities, commercial centre, and community facilities,<sup>76</sup> and in 1915 it was recategorized from town district to borough.<sup>77</sup>

With the growth of population, areas began to be subdivided; the borough of Te Awamutu map of 1924 shows that the area from Alexandra to Sloane Street was planned as large rural lifestyle plots; over time these lots were subdivided with a range of lot sizes.<sup>78</sup> The 1924 map also shows the growth of the town in comparison to the map of 1900.

### ***1930s-1950s: State houses***

During the 1930s and 40s, state houses were built in Te Awamutu as part of the government's housing scheme to support the increasing population.<sup>79</sup> The addition of state houses also included the

subdivisions of sections, as well as the emergence of pan-handle sections – a subdivision pattern that did not require every property to have a road frontage.<sup>80</sup>

Aerial photographs provide a general indication of the residential development of Kihikihi and Te Awamutu from the 1940s. A 1944 aerial photograph largely confirms the subdivision and development depicted in the 1924 *Borough of Te Awamutu* map.<sup>81</sup> The photograph shows a fair amount of street-facing development in Te Awamutu, although some street-facing lots were yet to be built upon.

In Kihikihi, while the grid layout of 1892 is visible, a 1944 aerial photograph indicates less roads actually built than those than depicted on the map of 1892.<sup>82</sup> The photograph also reveals much less residential development, with houses being dotted infrequently throughout the area. These photographs illustrate the differences in the development of Kihikihi and Te Awamutu.

### ***1960s -1990s: Ongoing gradual change***

In the 1980s, a council report concluded that Te Awamutu's residential development was typical of suburban development as it mainly consisted of single-family houses on separate landscaped properties. Such a description would have included the single-family villas, bungalows, Art Deco, mid-century and 1960s plan book homes that had been built throughout the decades. Interestingly, due to the lowering of residential occupancy rates, there were calls for other types of dwellings such as home ownership units.<sup>83</sup> The borough of Te Awamutu's policies around residential development sought to maintain the existing residential character of the relatively homogenous single-family dwellings.<sup>84</sup>

Maps also illustrate the gradual increase of streets and further subdivision of sections in Te Awamutu; some of the new street layouts mirror the grid pattern of earlier decades while other streets reflect the influence of the last 20<sup>th</sup> century cul-de-sac style.

In the borough's District Scheme of 1985 it was noted that Te Awamutu was approaching full residential development, with the intention of expanding the borough's boundary to accommodate further residential growth before the current stock of vacant residential lots were used.<sup>85</sup>

### ***Identity into the 21<sup>st</sup> century***

Particularly during the latter decades of the 20<sup>th</sup> century, the communities of Te Awamutu and Kihikihi became more deliberate in developing a sense of their distinct identities. In 1969 local service groups, alongside members of the public, converted a piece of crown land on the corner of Arawata and Gorst Street into a garden; Te Awamutu takes its alternative name, "Rose Town," from these gardens, which start and finish the "Pioneer Walk" through the town.<sup>86</sup>

During the 1970 and 1980s, members of Te Awamutu's borough council were concerned that the growth of Hamilton as the region's political, economic and commercial centre would result in Te Awamutu becoming a dormitory town. This apprehension invigorated development of a sense of identity and history in preparation for Te Awamutu's borough centenary of 1984.<sup>87</sup> In the later 20<sup>th</sup> century, Te Awamutu leaders began a more public push of the towns' distinctive style, drawing upon its physical landmarks and its colonial heritage. Kihikihi likewise valued its independence and sought to preserve its status as a county town.<sup>88</sup>

#### 4.3. Key findings

- The Study Area never contained continuous rows of late 19<sup>th</sup> / early 20<sup>th</sup> century housing as is the case in some New Zealand urban environments, due to dispersed patterns of early settlement on large lots that continued well into the 20<sup>th</sup> century. As such, the diversity of house styles along streets generally does not reflect demolition and replacement over time, but rather progressive layers of development as towns grew and consolidated. In these processes of incremental change, early 20<sup>th</sup> century bungalows and Art Deco houses were interspersed with existing older villas; mid-century state houses developed previously unused sites; and 1960s and 70s plan book-style homes were built on subdivided lots which were themselves further subdivided in the later 20<sup>th</sup> century. This history and its visual legacy is itself important to the towns of Waipā.
- The people and communities of the Study Area have been aware of, and keen to maintain and enhance, their distinctive built environments and reputations as “small towns” for several decades – a desire that has been managed through town planning instruments in progressive district schemes and plans.
- Cambridge’s large avenues of trees date back to deliberate decisions from the late 19<sup>th</sup> century to establish the town as a place of scenic recreation and tourism, forming the basis for its continued claim as being “the town of trees.”

## 5. ASSESSMENT METHODOLOGY

### 5.1. Methodology

The methodology for this character street / cluster assessment involved the following steps.

1. Analyse the approaches of other councils (particularly Auckland, Wellington, Christchurch and Hamilton) with regard to assessment of heritage / character matters as qualifying matters under the RMA-EHS s771, noting that Waipā's context as a cluster of small towns has distinct characteristics that differ from these larger city examples.
2. Analyse the approach taken in PC 26 and the background reports associated with its preparation (Section 2 above).
3. Analyse submissions made to PC 26 (Section 3). The request by various submitters to provide further substantiation for the extent and coverage of, and planning provisions for, character streets and character clusters provides the rationale for this assessment report.
4. Undertake a historical analysis of the towns of Cambridge, Leamington, Te Awamutu and Kihikihi to establish the basis and broader context for character clusters and character streets and to support their inclusion as a qualifying matter to the MDRS (Section 4).
5. Identify and describe key housing typologies from the 19<sup>th</sup> and 20<sup>th</sup> centuries that typify the residential form of the Study Area (Section 5.2 below). Use these to capture housing data via fieldwork.
6. Undertake fieldwork using street surveys. This involved the following steps.
  - a. A preliminary site visit to all character streets to determine their overall qualities including:
    - Maturity and size of street trees, continuity of tree avenues
    - Historically-derived features of berms and footpaths
    - Dwelling setbacks from street boundary, characteristics of front garden areas
    - Indicative age and typology of houses.

Note that the scope of this work was limited to streets identified as “character streets” – no other streets in the Study Area were assessed.

- b. Confirmation of character streets to take to the next stage based on Step (a). Moore and Burns Streets (Leamington) and Turere Street (Te Awamutu) were excluded from further analysis.
  - c. Site-by-site street survey and streetscape photography along the full length of all streets identified as “character streets” in PC 26 (excluding Moore, Burns and Turere).
  - d. Site-by-site street survey of all areas of the Study Area identified as “character clusters,” with street surveys extending to the surrounding vicinity of these areas where similar

historically-derived characteristics were observed. Note that in many instances there is crossover between character streets and character clusters due to historical relatedness.

- e. Mapping and tabulation of each property to indicate its housing typology, enabling analysis of clustered locations of relevant housing typologies.
7. Assess the historical significance and character qualities of each character street to determine whether there is a sound basis for it being a qualifying matter to the MDRS.
8. Assess the historical significance and character qualities of each character cluster to accurately determine its extent and boundaries such that there is a sound basis for it being a qualifying matter to the MDRS.
9. Assess the effectiveness of character-related planning provisions in PC 26, in light of submissions and in relation to findings from historical / fieldwork analyses.
10. Recommend modifications to PC 26 in accordance with the fieldwork and assessment, including:
  - a. Modifications to the inclusion, extent and boundaries of character streets and character areas, and
  - b. Modifications to PC 26 character-related planning provisions to ensure that PC 26 accurately and effectively accommodates character as a qualifying matter to the MDRS.

## 5.2. Housing typologies

This section provides a brief overview of the main house types that are present in the Study Area.

Special character clusters predominantly focus on coherent groupings of villas, bungalows, Art Deco (incl. Moderne, arts & crafts, Spanish mission etc.), i.e. houses from the late 19<sup>th</sup> and early 20<sup>th</sup> centuries, although some clusters focus on early state housing / State Advances Corporation (SAC) housing from the mid-20<sup>th</sup> century.

### Villa



Figure 2: College Street, Te Awamutu

Villas were built in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries when the kauri milling industry was at its peak, in response to an increasingly prosperous middle class. Constructed in timber frame and weatherboard-clad, they are typified by gabled bays, front verandas and generous ornamentation.

This term has also been applied to transitional villas, a style that became common in the austerity after WWI and as architectural aesthetics changed. They show influences of the American bungalow and Australian Federation styles, and often feature shallower roof pitches, exposed rafters and simpler pattern-cut ornamentation. Shingles are common on gable ends.



Figure 3: Grey Street, Cambridge

Villas have been variously retained across the Study Area but are relatively uncommon due to the area's slow growth in the latter decades of the 19<sup>th</sup> century. They are rarely adjacent to each other, as they were the original dwellings on large acre or half-acre lots. Early 20<sup>th</sup> century subdivision created new street-facing lots (as opposed to rear lot subdivision of the mid – late 20<sup>th</sup> century), meaning that villas are usually interspersed with 1920s bungalows or later housing types.

## Bungalow



Figure 4: Rewi Street, Te Awamutu

Bungalows in the Study Area are largely of the conservative “English” style rather than the more flamboyant Californian style. They are generally asymmetrical in their overall composition and feature wide eaves, deep porches, and revealed structural or functional detailing such as exposed rafters and louvered ventilators. Shingle cladding, brick piers and ornamented brick chimneys are common. They often feature projecting boxed windows and faceted glasswork with lead lighting.



Figure 5: Thornton Street, Cambridge

Bungalows are dispersed through the Study Area, particularly in the oldest parts including Cambridge West and Te Awamutu. While they dominate the character clusters they are generally an uncommon housing type, reflecting the slow development of the towns in the early 20<sup>th</sup> century.

### Art Deco, Moderne, Arts & Crafts, Spanish Mission



Figure 6: Alpha Street, Cambridge

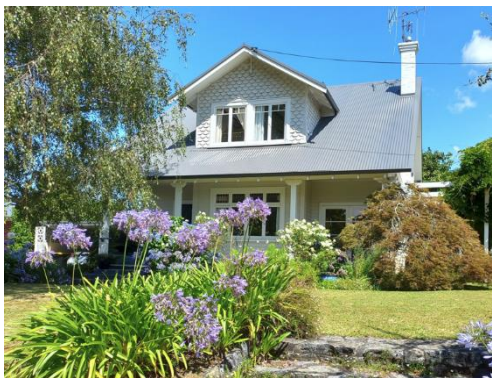


Figure 7: Bank Street, Te Awamutu

The Art Deco or Moderne style reflected a new aesthetic influenced by the International Style that rejected ornamentation. They are identifiable by their apparently flat roofs (usually a low pitch concealed by parapets), textured masonry walls (often stucco on a timber frame), horizontally banded windows, curved corners and stylistic plaster decorative detailing.

Other early – mid 20<sup>th</sup> century houses include English cottage, faux Tudor, Arts & Crafts and Spanish Mission styles. Built for wealthy owners and making the most of pattern books such as J.L. Hanna's *Modern New Zealand Homes* (1931), these houses encapsulate eclectic detailing with a range of stylistic and nostalgic influences. They are often designed as a "storey-and-a-half," with a partial second floor constructed in a gable.

This typology can be found scattered through the Study Area but examples are rare. There are some distinctive small groupings of Art Deco houses.



### Mid-century state houses / State Advances Corporation (SAC) houses



Figure 8: Grosvenor Street, Cambridge



Figure 9: Hall Street, Cambridge



Figure 10: College Street, Te Awamutu

This typology was conceived to provide stable homes and a route to homeownership post the 1930s Great Depression. Built to a high quality, and with 400 different designs,<sup>89</sup> they vary in materiality, layout and detailing but encapsulate an identifiable aesthetic with English bungalow stylistic influences. Detached dwellings continued to be the dominant typology, but standardised multi-units and duplexes are also common from this period.

Aesthetic coherence was not only due to state-owned properties: most private housing built in the 1940s and 1950s was very similar in appearance to state houses due to the strict lending controls of the State Advances Corporation (SAC).

Material shortages and finance restrictions led to simpler, more homogenous designs and cheaper materials. Houses are timber-frame constructions clad in timber weatherboard, Huntly brick veneer, or asbestos-cement sheets or shingles, with concrete or clay-tiled hipped or single-gabled roofs. Windows are timber casements divided horizontally.

This typology is present across the Study Area, with a notable and intact grouping at Grosvenor Street, Cambridge.

## 1960s / 70s plan book styles



Figure 11: Bank Street, Te Awamutu



Figure 12: Hall Street, Cambridge



Figure 13: Victoria Street, Cambridge

The 1960s brought a new era of suburban housing vernacular to Waipā towns. Construction companies and new financing options enabled designs to be more varied. Open-plan interiors – a key development in architecturally-designed houses of the previous decades – was embraced, along with greater connection to the outdoors. Duplexes and multi-unit flats, usually of single-storey, were also constructed during this period and feature similar stylistic elements.

Key characteristics of this wave of development include wider eaves and lower roof pitches as metal roofing became more popular. Timber windows are larger and French doors opening onto concrete patios are common.

Brick veneer or weatherboards remain the dominant cladding, but they are combined and contrasted with the use of horizontal and vertical weatherboards, asbestos-cement sheets and shingles, stucco and concrete block. While some early examples continue to utilise the warm light buff shades of Huntly brick, the dominant brick type is the red Roman (longer and thinner) Benhar-style brick.

As with the 1950s, setbacks (approx. 8m) create a consistent rhythm to the street, and front boundary edges are low, enabling good visibility from the house to the street. Garaging is also visual element, sometimes as a standalone building or carport, or beneath the main house level on sloping land. Landscaped gardens and mature trees on private land make an important contribution to the character of the streetscape.

This typology represents the next wave of infill housing across the Study Area as Waipā's towns began to intensify.

## Modern 1980s+



Figure 14: Thornton Road, Cambridge



Figure 15: Bank Street, Cambridge

Housing from the 1980s onwards presents an eclectic mix of contemporary plan book styles and architecturally-designed houses in a wide range of materials including weatherboard, cementitious render, and a variety of brick types; steel-clad or tiled roofs in a variety of profiles, and generally aluminium joinery.

Generous front yards, often well-landscaped, remain the norm, and houses continue to mainly be single or 1 ½ storey structures with design features and detailing that is generally sympathetic to the surrounding context. These characteristics reflect the influence of residential zone planning provisions across progressive district plan iterations that have sought to maintain a consistent “look and feel” in the towns.

Modern houses from the 1980s onwards are the dominant housing type across the Study Area as Waipā’s towns have continued to not only expand but also increase existing housing density through subdivision.

## 6. CHARACTER STREETS ASSESSMENT

### 6.1. Criteria for inclusion

It was determined that a conservative approach should be undertaken with regard to applying the character street tool due to its limiting effect on the MDRS. As such, the following criteria were considered when assessing character streets identified in the ODP and PC 26.

1. Streets should have a historical significance to the establishment and development of the town,
2. Streets should display historically-derived physical and visual characteristics that collectively illustrate part of the town's story and identity, including a majority of the following elements:
  - a) Long vistas that relate to the early town plan grid layout,
  - b) Large-specimen mature trees that form generally continuous avenues down the length of the street,
  - c) Historically-derived features of berms and footpaths,
  - d) A housing stock that contains late 19<sup>th</sup> – mid-20<sup>th</sup> century houses that are appreciable from the public realm and give historical context to the street,
  - e) A regular rhythm of housing setback from the street, with a minimum setback of approximately 6m, allowing for mature gardens in front yards, and
  - f) Unusual examples in their urban context, and
  - g) The above characteristics are generally continuous the full length of the street.
3. MDRS-level developments within 1.5m of the front boundary (as enabled by the MDRS) would have a detrimental effect on identified collective qualities.

It is considered that this approach strikes an appropriate balance between maintaining and enhancing historically-derived character qualities that form part of Waipā towns' identity (particularly Cambridge), and allowing for intensification as required by the RMA-EHS. It is also replicable for future assessments.

### 6.2. Findings of fieldwork

Findings of a preliminary site visit and assessment are below.

	(a) Long vista	(b) Tree avenue	(c) Berms	(e) Housing	(f) Setbacks	(g) Unusual
Hamilton Road, C			Includes cycle lane			
Victoria Street, C		Continues north	Old rail promenade	Continues north		
Thornton Road, C		On reserve side (south)		Particularly east end		Largely due to reserve
Princes Street, C		Small, inconsistent				

	(a) Long vista	(b) Tree avenue	(c) Berms	(e) Housing	(f) Setbacks	(g) Unusual
Bryce Street, C	Intersects with Clare	Inconsistent		Particularly north end		
Hall Street, C						
Moore Street, L		Some large, inconsistent				
Burns Street, L		Inconsistent			Inconsistent	
Turere Lane, T						in TA
College Street, T	Sloping topography					in TA

**KEY:**

	High significance
	Medium significance
	Low significance

This assessment indicated that, while Moore Street and Burns Street in Leamington and Turere Lane in Te Awamutu have some characteristics that make them visually attractive or distinctive, they do not demonstrate sufficient historically-derived physical and visual characteristics to warrant their inclusion as a qualifying matter to the MDRS. Following this finding, no further assessment was undertaken of these streets.

For the remainder of the streets, site-by-site survey and streetscape photography was undertaken and a historical overview was prepared. See **Appendix B** for a full historic summary and discussion of historical significance for each street. The findings of this fieldwork and conclusions drawn from it is detailed below.



### ***Hamilton Road, Cambridge***



Figure 16: Hamilton Road, Cambridge.

Historical research confirms that Hamilton Road is Cambridge's earliest road, and its key entrance gateway from Hamilton. It was one of Cambridge's earliest roads to develop, with most lots built upon by 1939 and all filled by 1961. An avenue of trees on both sides have been a feature of the road since after WWI, when maple trees were planted by returning soldiers. Its historical and aesthetic significance has been documented since the 1920s and it plays a key role in Cambridge's identity as a "town of trees." The street features wide berms and distinctive drainage channels that date to its earliest establishment.

It is notable that Hamilton Road was included alongside Hall Street, Victoria Square, Te Koutu Park, as an area of special environmental character in the Cambridge Borough Scheme of 1990. Wider use and appreciation of this avenue has been enhanced in recent years by the inclusion of a cycleway along the road, connecting with Te Awa cycle trail.

As indicated in Figure 17, Hamilton Road contains a high proportion of houses from the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and culminates in the historic St Andrews Church. These buildings collectively play a key role in shaping the experiential characteristics of the road that illustrate part of Cambridge's story and identity. Many sites have mature landscaped gardens which also contribute to understandings of historical development over time.

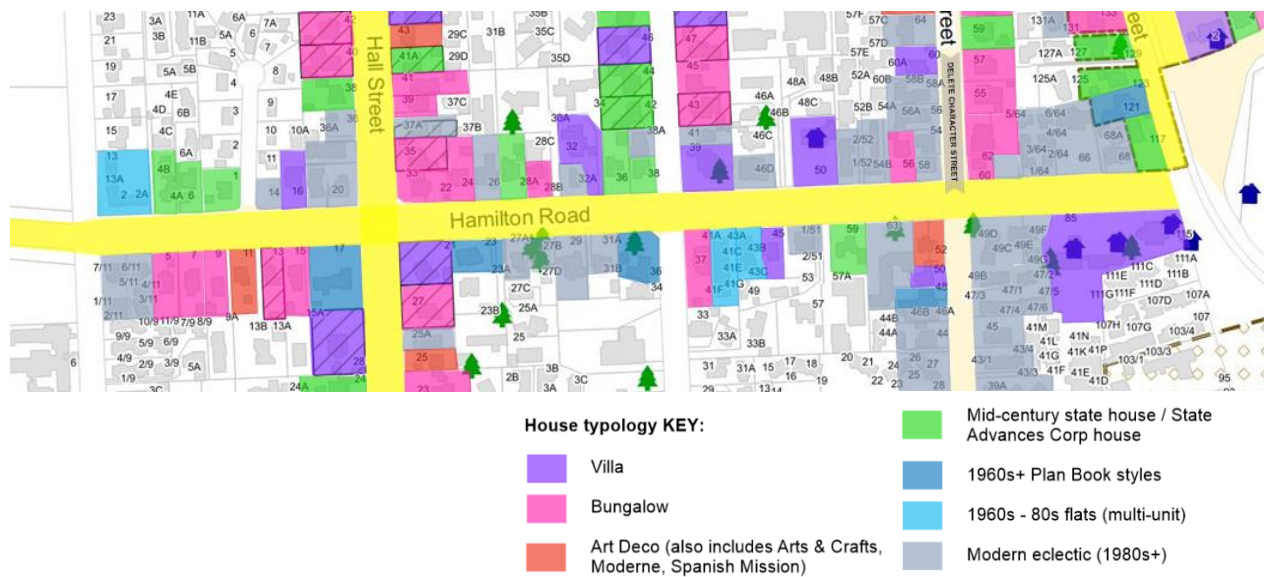


Figure 17: Housing typology mapping along Hamilton Road.



Figure 18: House setback continuity along Hamilton Road. A 6m setback is indicated (red dash).

### Is there a need for a setback provision?

Following historical and fieldwork assessment, it is concluded that MDRS-level developments within 1.5m of the front boundary (as enabled by the MDRS) would have a detrimental effect on the collective qualities of Hamilton Road. As illustrated in Figure 18, virtually all houses are currently set at or beyond a 6m setback. Significantly altering this would have a detrimental effect on the values associated with Hamilton Road both visually and physically. This includes:

- Piecemeal disruption of the strong axial vista dominated by trees – a key part of Cambridge’s history,
- Loss of front gardens which are able to be appreciated by road users, pedestrians and cyclists – the latter group is particularly important and growing as this is a part of the district’s cycle network,

- Potential for progressive degradation of berms and damage to root systems caused by vehicle parking, as areas of private off-street parking are built upon,
- Reverse sensitivity effects of development caused by leaf fall etc.

In conclusion, it is found that (a) Hamilton Road warrants being included as a character street in the ODP / PC 26, and (b) that the 6m setback rule is appropriate and needful to maintain and enhance the character values of this street that have been recognised as important to Cambridge for decades.

### ***Victoria Street, Cambridge***



Figure 19: Victoria Street, Cambridge.

Historic research confirms the historical significance of Victoria Street as the gateway to the north. In particular, it was the route of the railway line to Hamilton from 1884 to 1946. This historical significance is still clearly evident in the set out of the street, which is unusually wide and features a large middle grassed promenade lined with mature trees and with a central footpath where the train tracks used to run. Its tree avenue dates to 1948 when a variety of ornamental trees were planned as part of town beautification works, although trees have defined the street since the p late 19<sup>th</sup> century.

As a central transportation axis, the street was developed early in the town's history and contains a high proportion of houses from the late 19<sup>th</sup> and early 20<sup>th</sup> centuries that then lead into the historic centre of the town (see Figure 20). A number of houses along the street are listed as historic heritage items, and large mature trees in front gardens contribute to the street's distinct identity. With the strong central promenade, the street's houses and surrounds collectively shape its historically-derived characteristics as part of Cambridge's history.





Figure 20: Housing typology mapping along Victoria Street.



Figure 21: House setback continuity along Hamilton Road. A 6m setback is indicated (red dash).

### Is there a need for a setback provision?

Following historical and fieldwork assessment, it is concluded that MDRS-level developments within 1.5m of the front boundary (as enabled by the MDRS) would have a detrimental effect on the collective qualities of Victoria Street. As illustrated in Figure 21, virtually all houses are currently set at or beyond a 6m setback, and the street creates a wide open vista dominated by trees as one enters the town at this key historic entrance point (Figure 19).

It is noted that Victoria Street's main line of trees on public land is in the middle of the street rather than on roadside berms, and it is reasonable to assume that adverse effects from MDRS-scale development on private land would be low in terms of physical effects. However, removing the proposed 6m setback rule would have a detrimental effect on the visual values associated with Victoria Street, particularly in terms of:

- Piecemeal disruption of the strong axial vista and wide open approach into the town centre,
- Loss of front gardens which are able to be collectively appreciated from the public realm.

As a major historical street long-recognised for its scenic qualities, these effects would be significant to the character and identity of Cambridge.

It is noted that survey of Victoria Street was extended north to its junction with King Street (see Figure 20). Historic houses and a strong tree avenue continue in this location, and a case could be put for extending character street coverage to the King Street intersection. However, it is considered on balance that limiting the character street coverage to Williams Street south strikes an appropriate balance between maintaining highly appreciable character values and enabling intensification as anticipated by the MDRS.

In conclusion, it is found that (a) Victoria Street warrants being included as a character street in the ODP / PC 26, and (b) that the 6m setback rule is appropriate and needful to maintain and enhance the historical character values of this street.

### ***Thornton Road, Cambridge***



Figure 22: Thornton Road, Cambridge.

Thornton Road is another key street in Cambridge's early development, as it led to the Waikato Sanatorium, transformed in 1922 into the Gudex Historic reserve and now known as Pukemako. The road layout was altered and straightened several times in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries, and its historic housing stock largely derives from the early 20<sup>th</sup> century as the location became a prominent area of scenic beauty for Cambridge residents and tourists. Its collection of villas and bungalows reflects its prestigious location and wealth of residents who were able to build here.

The street is immediately adjacent to Lake Te Koutu reserve and its visual character directly relates to this connection. The housing at its eastern end are set in the context of key features of the reserve, including its heavily treed aspect, and this section of the street is recommended as a character cluster (see Section 7). The housing at the western end has seen more development in line with the street's high amenity, and features a range of building styles, uses, scales and setbacks.

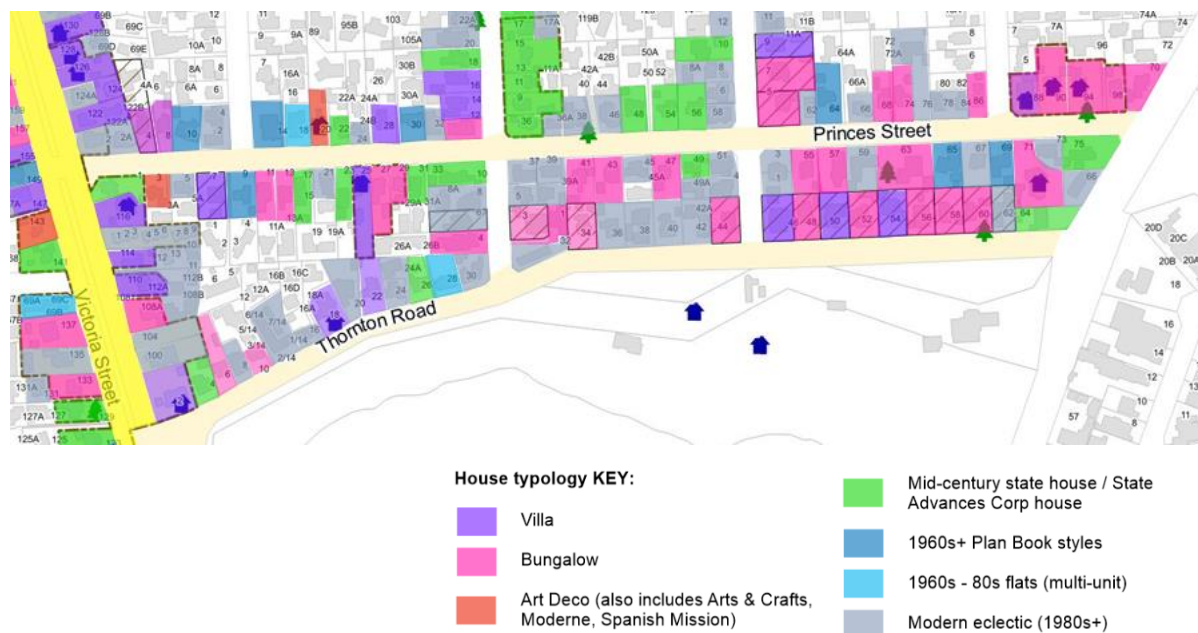


Figure 23: Housing typology mapping along Thornton Road and Princes Street.

### Is there a need for a setback provision?

Following historical and fieldwork assessment, it is concluded that the context of Thornton Road has important character qualities that derive from its history and location. This is recognised in the Thornton Road / Princes Street Character Cluster at the eastern end of the street as recommended in Section 7. However, it is considered that there is insufficient justification for limiting MDRS-level intensification along the length of this street, due to the following factors:

- The street as a whole does not meet a majority number of the assessment criteria (Sections 6.1 and 6.2) to a level of high significance,
- The reserve is the key contributor to the particular and distinctive character values along Thornton Road to the intersection with Bowen Street, and these values not be unreasonably impacted by development on the northern side,
- Character cluster controls will limit loss of character values at the eastern end of the road.

In conclusion, it is found that (a) Thornton Road does not warrant being included as a character street in the ODP / PC 26, and (b) that removing the 6m qualifier to the MDRS in this location appropriately enables intensification in an area of high amenity.



### ***Princes Street, Cambridge***



Figure 24: Princes Street, Cambridge.

Princes Street was later to develop than major transport routes such as Hamilton Road and Victoria Street, with subdivision and housing construction largely commencing in the early decades of the 20<sup>th</sup> century. This is evidenced by the (1920s) bungalows along its length and particularly at the eastern end, with a few earlier villas located in its western block closer to the town centre (Figure 23). The street has generous berms in line with its early establishment and does feature regular street trees, but these are of a small variety and do not create a dominant aesthetic for the street.

#### Is there a need for a setback provision?

Following historical and fieldwork assessment, it is concluded that there is notable historic houses on Princes Street that contribute to the particular story of Cambridge. Some of these are included in the ODP as listed heritage items, and this is further recognised by the Thornton Road / Princes Street Character Cluster as recommended in Section 7. However, it is considered that there is insufficient justification for limiting MDRS-level intensification along the length of this street, due to the following factors:

- The street as a whole does not meet a majority number of the assessment criteria (Sections 6.1 and 6.2) to a level of high significance,
- Character cluster controls will limit loss of character values at the eastern end of the street, which accurately captures the extent of coherent character.

In conclusion, it is found that (a) Prince Street does not warrant being included as a character street in the ODP / PC 26, and (b) that removing the 6m qualifier to the MDRS in this location appropriately enables intensification in an area of high amenity.

### ***Bryce Street, Cambridge***



Figure 25: Bryce Street, Cambridge.

Historical research indicates that the northern end of Bryce Street was an early developer in the grid layout of Cambridge due to its connection to the major transportation routes of Hamilton Road and Victoria Street. However, development along the street to the south did not occur until the mid to latter decades of the 20<sup>th</sup> century, a history evidenced in the dominance of late 20<sup>th</sup> century housing typologies that are present south of Hamilton Road.

The vista qualities that are evident in other streets on the grid layout of Cambridge (and Leamington) are less evident on Bryce Street due to its intersection with Clare Street and the sloping gradient at its southern end. The generous berm does feature some large street trees but these are sporadic rather than consistent and there is evidence that trees have been felled along the berms.

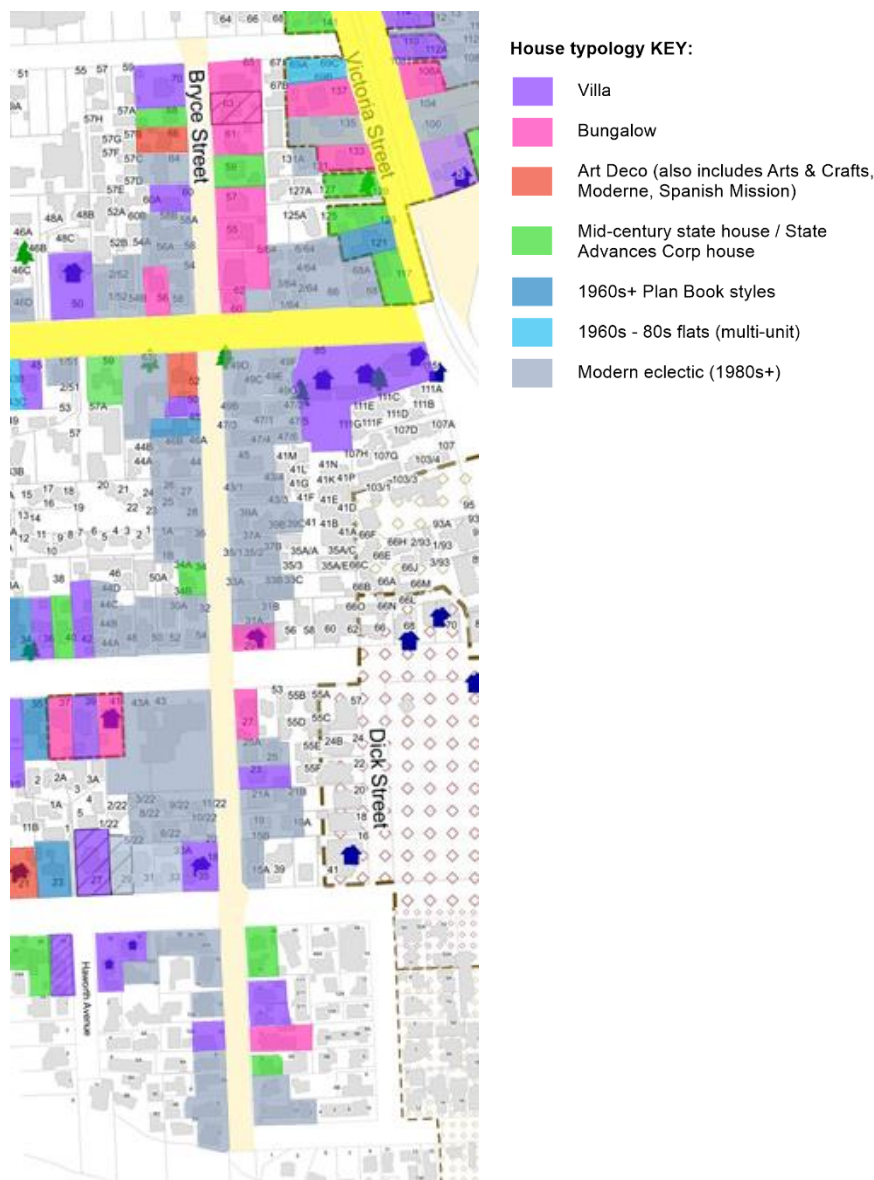


Figure 26: Housing typology mapping along Thornton Road and Princes Street.

### Is there a need for a setback provision?

Following historical and fieldwork assessment, it is concluded that while there are some notable examples of bungalows and other early 20<sup>th</sup> century housing types on Bryce Street, particularly at its northern end, there is insufficient justification for limiting MDRS-level intensification along the length of this street. This is due to the following factors:

- The street as a whole does not meet a majority number of the assessment criteria (Sections 6.1 and 6.2) to a level of high significance.

In conclusion, it is found that (a) Bryce Street does not warrant being included as a character street in the ODP / PC 26, and (b) that removing the 6m qualifier to the MDRS in this location appropriately enables intensification in an area of high connectivity to the town centre.



### ***Hall Street, Cambridge***

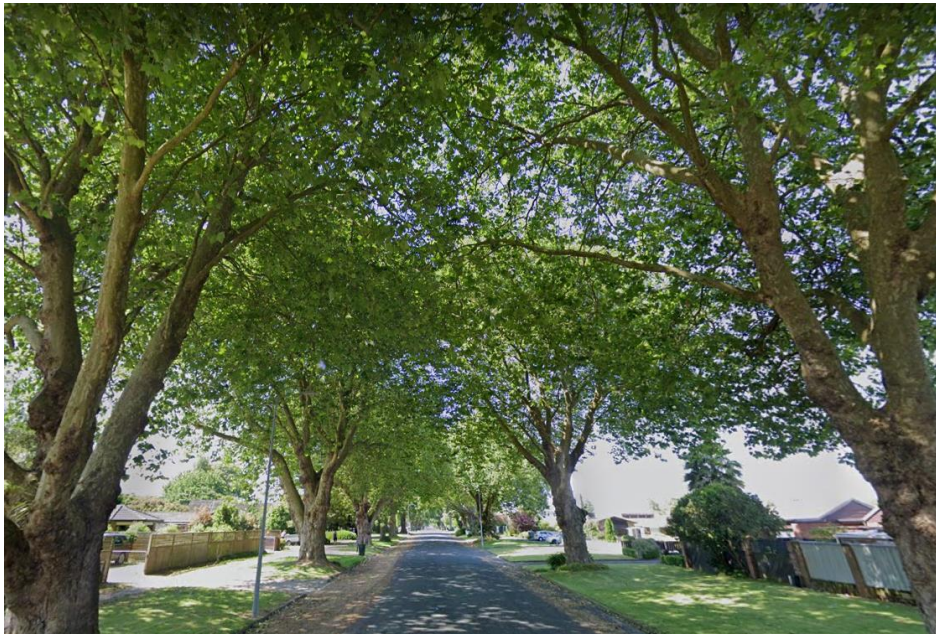


Figure 27: Hall Street – Cambridge’s most tree-dominated street.

As evidenced by an aerial photo from 1939, Hall Street was well-established before WWII both in terms of property development and in terms of its particular identity as a major tree avenue in the town. Large-specimen tree planting remained a feature of the street through the 20<sup>th</sup> century, leading to it being described as “one of the most attractive residential streets in New Zealand” at the time of the 1982 Cambridge Borough Scheme Review. Its relatively narrow carriageway which tapers out into a minimally-edged wide berm creates a very particular aesthetic that alludes to appearances of New Zealand’s early streetscapes. The street was included in a 1982 scenic tour route of Cambridge that was particularly devised to support Cambridge’s claim to being the “town of trees.”

Hall Street’s intersection with Hamilton Road creates an important strengthening effect to these character values as the streets present a cohesive historic picture running both north-south and east-west, and capture both a “gateway” and a residential avenue.

As indicated in Figure 28, Hall Street contains a relatively high number of houses from the late 19<sup>th</sup> – mid 20<sup>th</sup> century, particularly around the Hamilton Road intersection. These houses provide an additional layer of historically-derived character to the street, which together illustrate part of Cambridge’s story and identity. More modern developments have largely been sympathetic to this established aesthetic, with generous setbacks and single storey dwelling types, and the street captures an interesting cross-section of architectural styles over time. Many sites have mature landscaped gardens which also contribute to understandings of the street’s historical development and community value.





Figure 28: Housing typology mapping along Hall Street.



Figure 29: House setback continuity along Hall Street. A 6m setback is indicated (red dash).

### Is there a need for a setback provision?

Following historical and fieldwork assessment, it is concluded that MDRS-level developments within 1.5m of the front boundary (as enabled by the MDRS) would have a detrimental effect on the collective qualities of Hall Street. As illustrated in Figure 29, virtually all houses are currently set at or beyond a 6m setback. Significantly altering this would have a detrimental effect on the values associated with Hall Street both visually and physically. This includes:

- Piecemeal disruption of the strong axial vista dominated by trees – the most significant in the Study Area,
- Loss of front gardens which are able to be appreciated from the public realm,
- Potential for progressive degradation of berms and damage to root systems caused by vehicle parking, as areas of private off-street parking are built upon,
- Reverse sensitivity effects of development caused by leaf fall etc.

In conclusion, it is found that (a) Hall Street warrants being included as a character street in the ODP / PC 26, and (b) that the 6m setback rule is appropriate and needful to maintain and enhance the character values of this street that have been recognised as important to Cambridge for decades.

### ***College Street, Te Awamutu***



Figure 30: College Street, Te Awamutu.

College Street is situated close to close proximity to Otawhao Pā and was one of the streets that bounded the CMS mission station farm dating from the 1830s. It is therefore one of the earliest streets in Te Awamutu. It is also historically significant due to its association with a large number of prominent families of the town in the late 19<sup>th</sup> – early 20<sup>th</sup> century, and various properties along its length had been developed by 1915, several of which are included in the ODP as listed heritage items. It has also accommodated shifting community needs over time, with pan-handle type subdivisions allowing for new

residential development, but villas, bungalows and, at Rewi Street, Art Deco houses give the street a distinct historically-derived character.

The street is lined on both side with deciduous trees – these date from prior to 1944 as indicated by an aerial photo from that time. The trees have been maintained as an historic and defining feature of the street, an aspect that is unusual in Te Awamutu compared to the more general tree coverage of Cambridge. Together with its substantial collection of late 19<sup>th</sup> – mid-20<sup>th</sup> century houses, the street conveys historically-derived themes which illustrate part of Te Awamutu's story and identity.



Figure 31: Housing typology mapping along College Street.





Figure 32: House setback continuity along College Street. A 6m setback is indicated (red dash).

### Is there a need for a setback provision?

Following historical and fieldwork assessment, it is concluded that MDRS-level developments within 1.5m of the front boundary (as enabled by the MDRS) would have a detrimental effect on the collective qualities of College Street. As illustrated in Figure 32, virtually all houses are currently set at or beyond a 6m setback, and the street provides a useful illustration of a streetscape that has slowly evolved since its early 19<sup>th</sup> century inception.

While the trees of College Street are not particularly large-specimen species (as is the case in Hall Street for example), they do have a long history and remain contiguous along its length, and are a relatively unusual feature in Te Awamutu streetscapes. Furthermore, the low density built environment and rhythmic setback provides a sympathetic context to the listed heritage items and other historic houses

that exist here. As such, removing the proposed 6m setback rule would have a detrimental effect on the values associated with College Street visually and physically, particularly in terms of:

- Piecemeal disruption of the open and low nature of its sloping topography,
- Degradation of contextual understanding of listed heritage items and their relationship with the street,
- Loss of front gardens which are able to be collectively appreciated from the public realm,
- Potential for progressive degradation of tree canopies and root systems caused by MDRS-scale development – this is particularly the case in College Street due to its minimal berms and narrow footpaths,
- Reverse sensitivity effects of development caused by leaf fall etc.

In conclusion, it is found that (a) College Street warrants being included as a character street in the ODP / PC 26, and (b) that the 6m setback rule is appropriate and needful to maintain and enhance the historical character values of this street.

## 7. CHARACTER CLUSTERS ASSESSMENT

### 7.1. Criteria for inclusion

The following statement provides a definition for character clusters.

Character clusters are areas that have physical and visual qualities that together represent historical themes of Waipā's development. They contain a coherent concentration of natural and constructed features and characteristics that collectively contribute to an area's identity and its distinctive "sense of place" when experienced from the public realm. These contributory features and characteristics include those in both public and private domains, and typically comprise a combination of the following:

- Streetscape forms shaped by the period of development, topography, street pattern, lot layout and density, footpath characteristics and green structure including parkland and trees, and
- Site-specific forms characterised by dwelling age, architectural style and materials, height and shape, siting and boundary setbacks, site coverage and street frontage treatments including gardens, trees and boundary edges.

Following this definition, the following criteria formed the basis for assessing existing / PC 26-notified / potential character clusters.

1. A cluster should have **historical values** related to the town's establishment and development.
2. A cluster should demonstrate **visual and physical characteristics** that make intensification to the level enabled by the MDRS inappropriate.
3. A cluster is more than an individual building or very small group of buildings; the appropriate assessment tool for such cases is a historic heritage assessment. Rather, a cluster should include a larger collection of sites at a block-type scale and is reasonably expected to contain **10+ sites**.
4. A cluster should encompass **both sides of the street** unless there is sound historical or visual justification otherwise. This enables the area to be understood holistically and to be maintained as a coherent group and streetscape.
5. It is expected that a cluster will contain modern developments as well as historically-derived houses. This is particularly so in Waipā towns where growth has occurred incrementally over time and streets therefore display a range of housing typologies across a spectrum of eras. It is important for these sites to be included such that subsequent development within the identified area is managed taking into account the character values of the cluster as a whole.

However, the values basis for the cluster is a particular era of housing or historical theme; as such, it is reasonably expected that **60%+ sites** within an identified cluster are "character defining," i.e. directly relatable to the identified theme.



It is considered that this approach strikes an appropriate balance between maintaining and enhancing historic character and allowing for intensification as required by the RMA-EHS. It is also replicable for future assessments.

## 7.2. Scope of assessment

- The scope of fieldwork was generally limited to character clusters identified in PC 26 (identified as “existing” and “proposed” in PC 26 planning maps 58 – 60). However, site-specific survey work was extended to surrounding sites when historically-derived character qualities were observed in the vicinity (Figure 33).
- As the full length of streets identified as character streets in PC 26 planning maps were also subject to site-specific survey, houses in these areas were also considered in terms of potential inclusion in a character cluster.

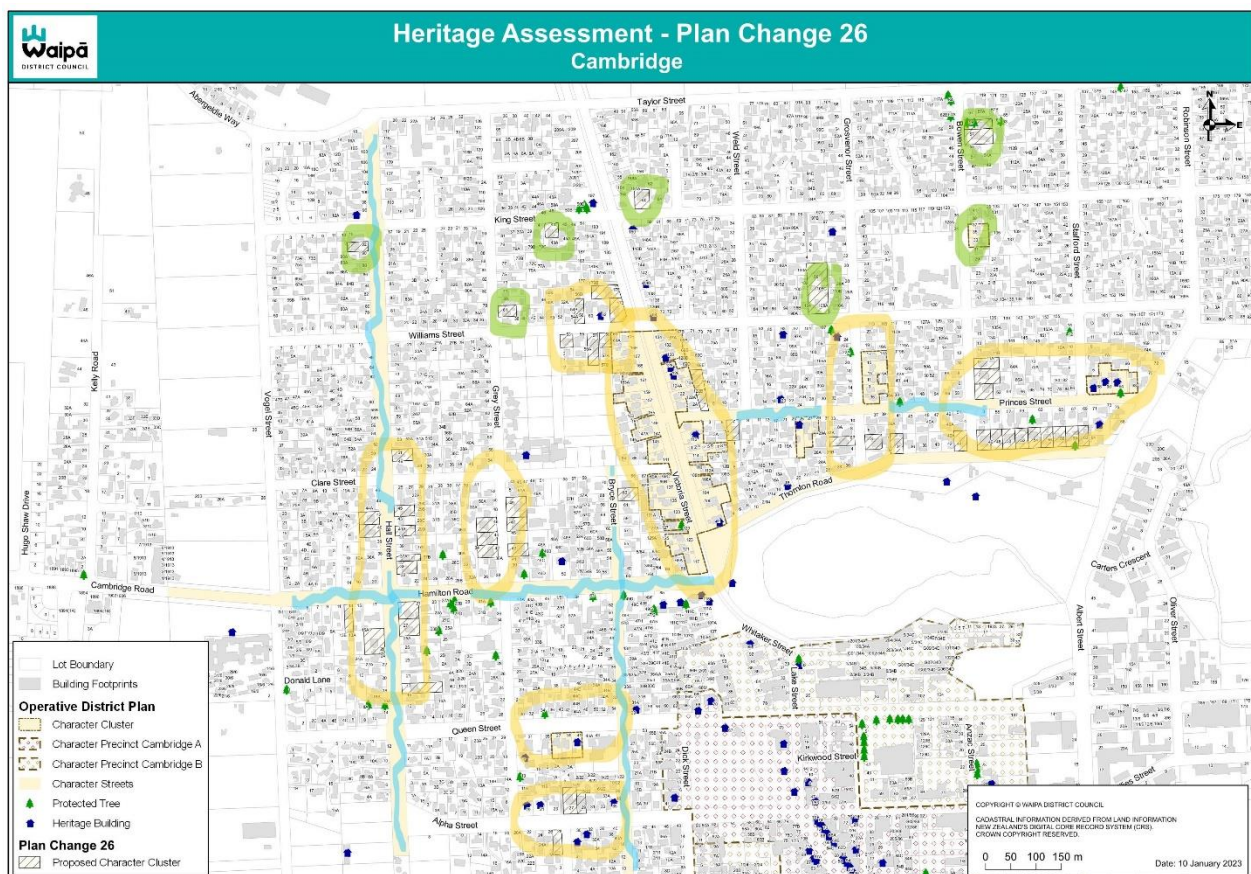


Figure 33: Scope of fieldwork (Cambridge example). Blue marks character streets, which were surveyed their full length; yellow marks larger PC 26 character clusters / areas with several small clusters, which were also fully surveyed; and green marks individual / very small PC 26 character clusters, where survey work was limited to confirming that the identified property(ies) were not part of a larger character group.



### 7.3. Findings of fieldwork

The findings of street survey work is shown in the housing typology maps at Figures 34 – 26 (see also **Appendix C** which includes a tabulated inventory). Areas of consistent and coherent character were identified in the following areas:

#### Cambridge

- The intersection of Hall Street / Hamilton Road,
- Grey Street, between Clare Street and Hamilton Road,
- Queen Street, between Grey and Bryce Streets,
- Victoria Street, between Williams Street and Thornton Road,
- Grosvenor Street, between Williams Street and Princes Street, and
- The eastern end of Thornton Road / Princes Street, beyond Bowen Road.

#### Te Awamutu

- Bank Street, between Armstrong Avenue and Puniu Road, and
- Rewi Street, between the College Street / Downes Street junction and to Princess Street.

When tested against the Criteria for Inclusion (Section 7.1), it was seen that each of these contiguous areas demonstrates the following key aspects:

1. Has historical values related to the establishment and development of Cambridge / Te Awamutu,
2. Has visual and physical characteristics that maintain and illustrate these values,
3. Contains more than 10 sites,
4. Includes sites on both sides of the street, creating a coherent streetscape,
5. Over 60% of included sites are character defining.

Having undertaken this assessment, it is concluded that the site-specific characteristics of the areas identified in the typology maps (Figures 34 – 36) are such that intensification to the level enabled by the MDRS would be inappropriate. They are therefore recommended as the modified extent and boundaries for character clusters included in PC 26.

As can be seen in the typology maps, these areas corroborate, and in some instances merge, clusters identified in PC 26. However, they do not contain all sites identified as “character clusters” in PC 26, as explained below.

- Sites that displayed character qualities were also observed in other parts of streets, as evidenced by the typology maps. This is particularly so on the western ends of Thornton Road and Princes Street, the northern ends of Bryce and Victoria Streets, and, in Te Awamutu, on College Street. However, these sites do not form a coherent group to satisfy the conditions of the Criteria for

Inclusion; in particular, the need to be a collective of 10+ sites with 60%+ sites being character defining.

- In addition, fieldwork confirmed that some individual / very small clusters identified in PC 26 were not part of a larger character group. Again, it is therefore considered that they fail to meet the cluster criteria. This was the case in Kihikihi also, where it was noted that individual sites identified as “character clusters” did contain houses from the late 19<sup>th</sup> / early 20<sup>th</sup> century but did not form part of a coherent group as required by the criteria (see the Kihikihi Housing Inventory in **Appendix C**).
- As such, it is considered that these individual places scattered throughout the Study Area do not warrant being a MDRS qualifying matter as “character clusters.” However, it may be appropriate to consider these places for possible historic heritage listing in a separate plan change / plan review process.

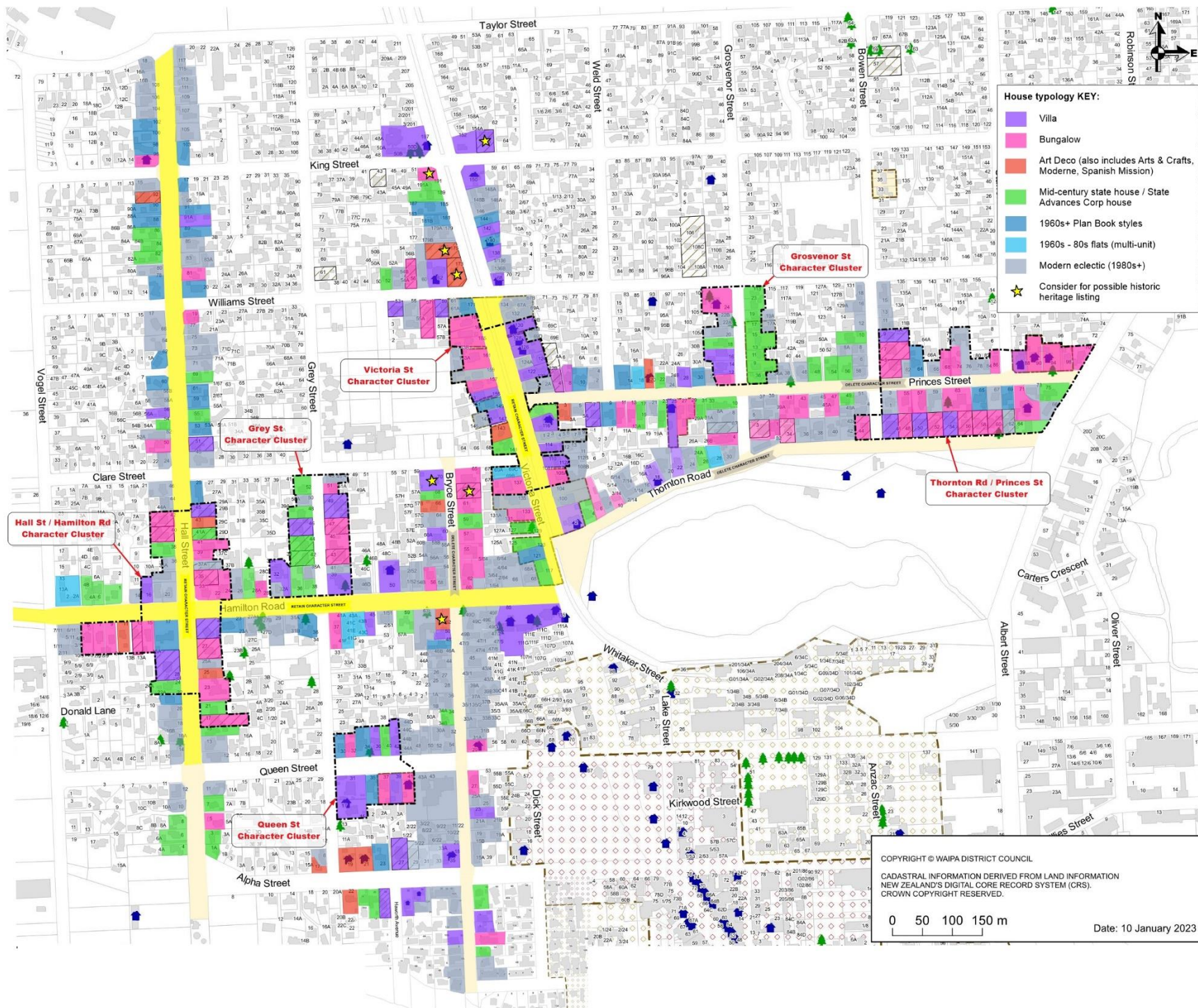


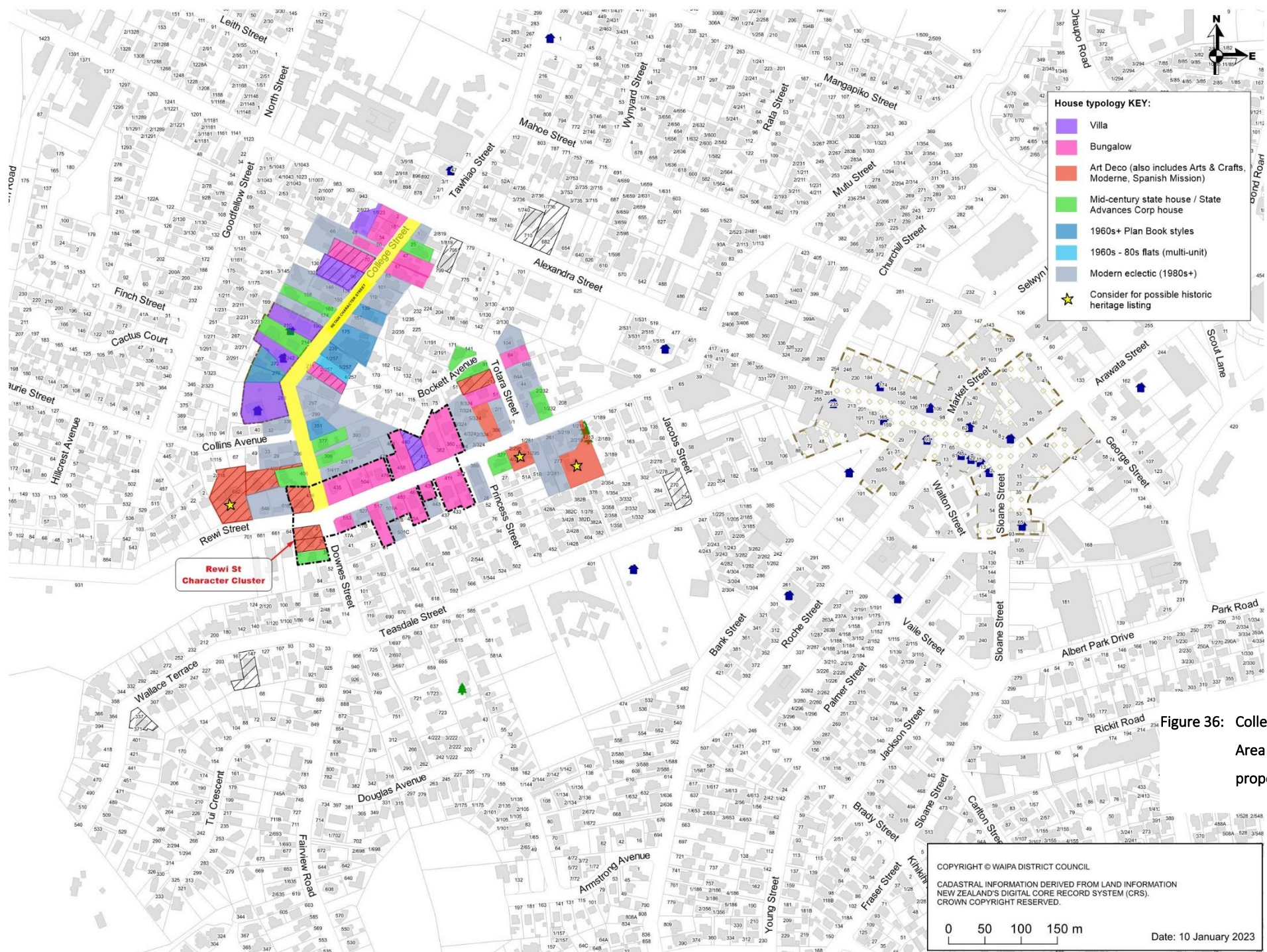
Figure 34: Cambridge Study  
Area showing  
properties surveyed.





Figure 35: Bank Street Study Area showing properties surveyed.





## 7.4. Character Cluster Statements

The following statements have been prepared to demonstrate the historical values of each proposed cluster in relation to the historical development of Cambridge / Te Awamutu, and to describe its visual and physical characteristics that make intensification to the level enabled by the MDRS inappropriate.

See **Appendix D** for full area maps showing proposed character clusters and character streets.

### *Hall Street / Hamilton Road Character Cluster*

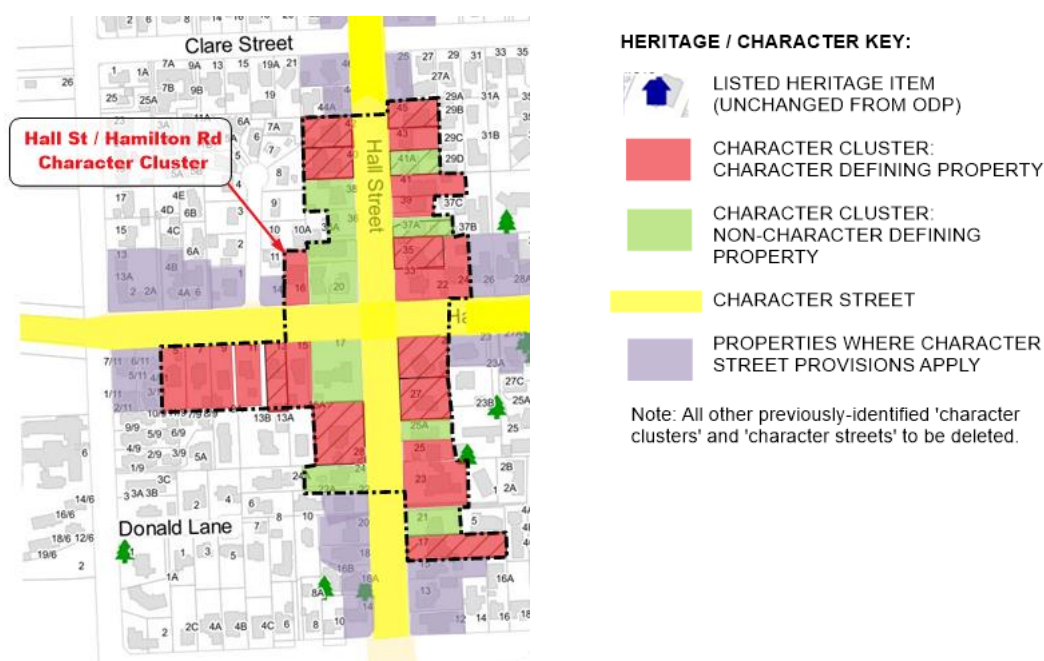


Figure 37: Proposed Hall Street / Hamilton Road Character Cluster – amend in PC 26.

	Total sites:	No. character defining	% character defining
Hall / Hamilton	34	23	68%

The Hall Street / Hamilton Road Character Cluster has historical values related to Cambridge's early establishment and development as a town. Located at the intersection of two of the town's earliest streets and on the major arterial between Hamilton and Cambridge, it contains a cohesive collection of late 19<sup>th</sup> and early 20<sup>th</sup> century houses that represent Cambridge's earliest period of residential development. Together with its historical streetscape context, the properties collectively provide a tangible history of the town's settlement and incremental growth.

The cluster has visual and physical characteristics that are of significance to Cambridge's distinctive local identity and history. The attributes that define its character are:



### Streetscape forms:

- The right-angle intersection of Hall Street and Hamilton Road – this typifies the town's geometric grid layout and creates long vistas, particularly east-west along Hamilton Road,
- Very substantial mature tree avenues laid out in wide berms along both streets, established in the early decades of the 20<sup>th</sup> century,
- A soft street edge, with grassed berms generally directly abutting asphalted road surfaces,
- Low density layout creating an open context visually dominated by vegetation.

### Site-specific forms:

- Stand-alone and generally single storey built form set within garden settings,
- Generous and generally consistent boundary setbacks with landscaped frontages,
- Low front boundary treatments, including hedges and low fences, that enable appreciation of the streetscape as a whole from the public realm,
- Houses in the villa style (late 19<sup>th</sup> – early 20<sup>th</sup> century), typified by gabled bays, verandas, weatherboard cladding, timber sash windows, substantial brick chimneys and generous ornamentation,
- Houses in the English bungalow style (early 20<sup>th</sup> century), typified by asymmetrical composition, wide eaves and recessed porches, exposed rafters and shingled gables with louvered ventilators, weatherboard cladding and timber casement windows with faceted glass and lead lighting,
- Several houses in other early – mid-20<sup>th</sup> century housing styles, including Moderne and faux Tudor.

Modern developments within the cluster are largely sympathetic to the established historical character in form, scale, setback and materiality.

### Grey Street Character Cluster

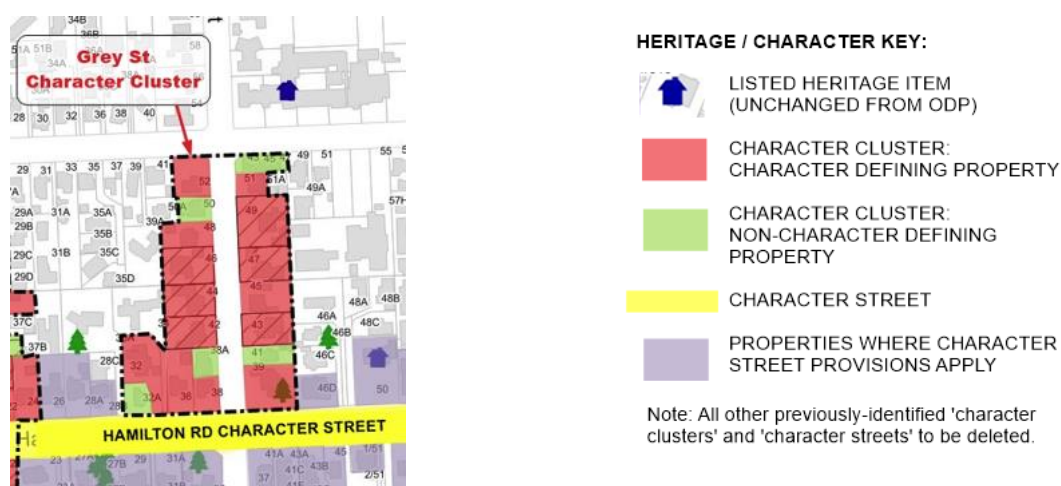


Figure 38: Proposed Grey Street Character Cluster – amend in PC 26.

	Total sites:	No. character defining	% character defining
Grey Street	19	14	74%

The Grey Street Character Cluster has historical values related to Cambridge's early establishment and consolidation into the mid-20<sup>th</sup> century. Located between Clare Street (north) and the major arterial of Hamilton Road, it contains a cohesive collection of late 19<sup>th</sup> and early 20<sup>th</sup> century houses combined with early state houses and private houses built via the State Advances Corporation (SAC). The cluster collectively represents both Cambridge's early residential development and its progressive growth as previously undeveloped lots in the town plan grid were infilled in the 1940s and 50s.

The cluster has visual and physical characteristics that are of significance to Cambridge's distinctive local identity and history. The attributes that define its character are:

Streetscape forms:

- The straight street line, set at right angles to Clare Street and Hamilton Road – this typifies the town's geometric grid layout and creates long vistas north and south,
- Wide berms, with kerb and channel and footpath on one side only, set with a reasonably continuous avenue of mature trees,
- A soft street edge, with grassed berms generally directly abutting asphalted road surfaces,
- Low density layout creating an open context visually dominated by vegetation.

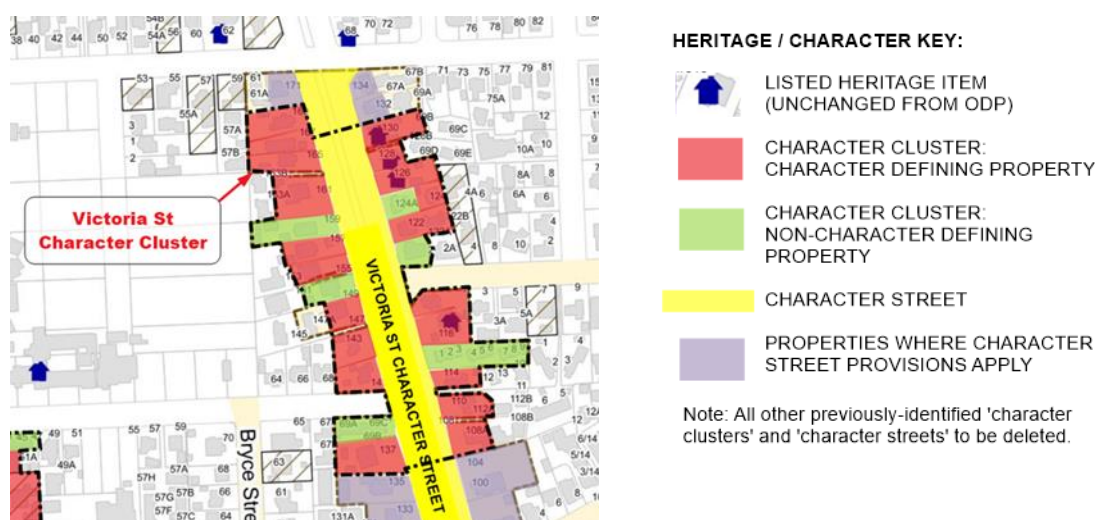
Site-specific forms:

- Stand-alone and generally single storey built form set within a garden context,
- Generous and generally consistent boundary setbacks with landscaped frontages,
- Generally low front boundary treatments, including hedges and low fences, that enable appreciation of the streetscape as a whole from the public realm,
- Houses in the villa style (late 19<sup>th</sup> – early 20<sup>th</sup> century), typified by gabled bays, verandas, weatherboard cladding, timber sash windows, substantial brick chimneys and generous ornamentation,
- Houses in the English bungalow style (early 20<sup>th</sup> century), typified by asymmetrical composition, wide eaves and recessed porches, exposed rafters and shingled gables with louvered ventilators, weatherboard cladding and timber casement windows with faceted glass and lead lighting,
- Houses in the early state house / SAC house style (mid-20<sup>th</sup> century), typified by simple box-like forms, hipped roofs clad in concrete, clay tile or corrugated steel, plastered brick or weatherboard-clad walls, and timber casement windows divided horizontally.

Modern residences within the cluster are largely sympathetic to the established historical character in form, scale, setback and materiality.



## Victoria Street Character Cluster



	Total sites:	No. character defining	% character defining
Victoria Street	26	20	77%

The Victoria Street Character Cluster has historical values related to Cambridge's earliest establishment and consolidation. The street already had a prominent place in Cambridge's limited residential development by the 1880s, and this was amplified by the construction of the Hamilton to Cambridge railway line, completed in 1884, which passed down the middle of street. The cluster is Cambridge's most comprehensive example of residential development from the 1880s into the first half of the 20<sup>th</sup> century, as lots set out in the town plan grid were progressively built upon over subsequent decades from the 1860s.

The cluster has visual and physical characteristics that are of significance to Cambridge's distinctive local identity and history. The attributes that define its character are:

Streetscape forms:

- The long, straight street line, set at an unusual oblique angle to the town's geometric grid layout, and double-width street layout which together create wide and long vistas north and south,
- The very wide central grassed promenade with a footpath following the former railway line, lined with a largely continuous avenue of mature trees,
- A soft street edge on the Victoria Street East side, with the central grassed berm directly abutting the asphalted road surface,
- Low density layout creating an open context visually dominated by vegetation.

Site-specific forms:

- Stand-alone and generally single storey built form set within a garden context,

- Generous and generally consistent boundary setbacks with landscaped frontages, set with mature trees that visually augment the central public tree avenue,
- Generally low or medium-height front boundary treatments, including hedges and low fences, that enable appreciation of the streetscape as a whole from the public realm,
- Houses in the villa style (late 19<sup>th</sup> – early 20<sup>th</sup> century), typified by gabled bays, verandas, weatherboard cladding, timber sash windows, substantial brick chimneys and generous ornamentation,
- Houses in the English bungalow style (early 20<sup>th</sup> century), typified by asymmetrical composition, wide eaves and recessed porches, exposed rafters and shingled gables with louvered ventilators, weatherboard cladding and timber casement windows with faceted glass and lead lighting,
- A house in the Art Deco style, designed with stepped parapeted roof, curved bay, stuccoed walls, horizontally-banded windows and louvered ventilators, and a stylised chimney,
- Houses in the early state house / SAC house style (mid-20<sup>th</sup> century), typified by simple box-like forms, clay tile-clad hipped roofs, Huntly brick or weatherboard-clad walls, false shutters, and stylised features including curved entrances and chimneys, and timber casement windows divided horizontally.

Modern residences within the cluster are largely sympathetic to the established historical character in form, scale, setback and materiality.

### Grosvenor Street Character Cluster

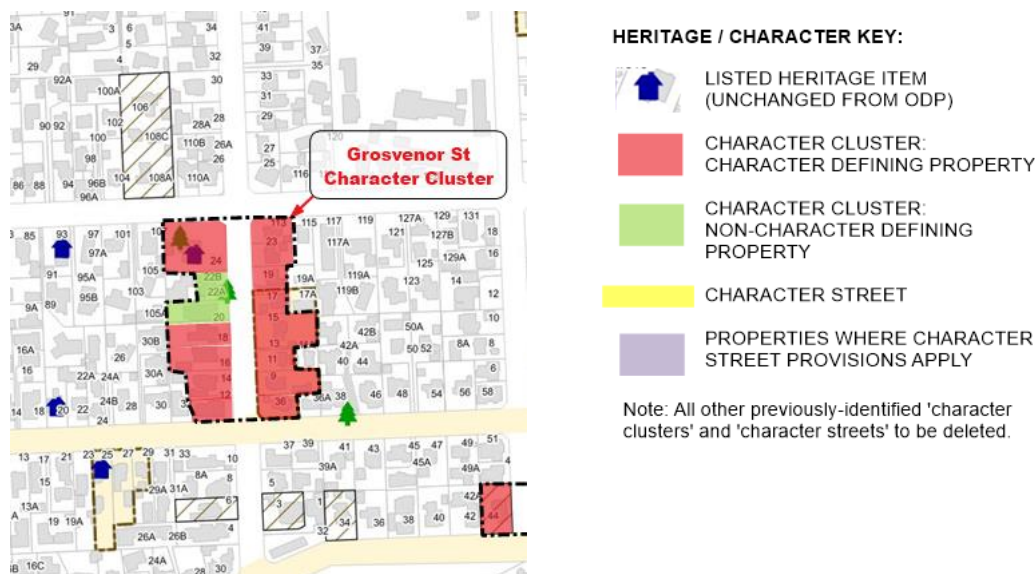


Figure 40: Proposed Grosvenor Street Character Cluster – amend in PC 26.

	Total sites:	No. character defining	% character defining
Grosvenor Street	17	14	82%

The Grosvenor Street Character Cluster has historical values related to Cambridge's continued consolidation in the early – mid-20<sup>th</sup> century. Located to the north of Princes Street and east of Victoria Street, the cluster contains some of the first state houses to be constructed in Cambridge, part of the government's expanded housing scheme and in response to a housing shortage in the town in the 1930s. The cluster collectively represents Cambridge's progressive growth and housing needs through the early decades of the 20<sup>th</sup> century.

The cluster has visual and physical characteristics that are of significance to Cambridge's distinctive local identity and history. The attributes that define its character are:

Streetscape forms:

- The straight street line, set at right angles to Williams and Princes Streets – this typifies the town's geometric grid layout and creates long vistas north and south,
- Berm and footpath layouts typical of early state housing street layouts, with 4 ft footpaths set in relatively modest grassed berms,
- Low density layout creating an open and vegetated context.

Site-specific forms:

- Usually stand-alone and generally single storey built form, generally consistent boundary setbacks with landscaped frontages,
- Generally low front boundary treatments, including hedges and low fences, that enable appreciation of the streetscape as a whole from the public realm,
- Houses in the state house style; being early examples, the forms are varied and include gabled as well as hipped roofs, projecting box windows, clay tile roofs and timber weatherboard cladding, and timber casement windows divided horizontally into thirds. Protruding brick chimneys are a prominent feature.
- The cluster also has several examples of houses in the villa and bungalow styles.

Modern residences within the cluster are largely sympathetic to the established historical character in form, scale, setback and materiality.

### Thornton Road / Princes Street Character Cluster

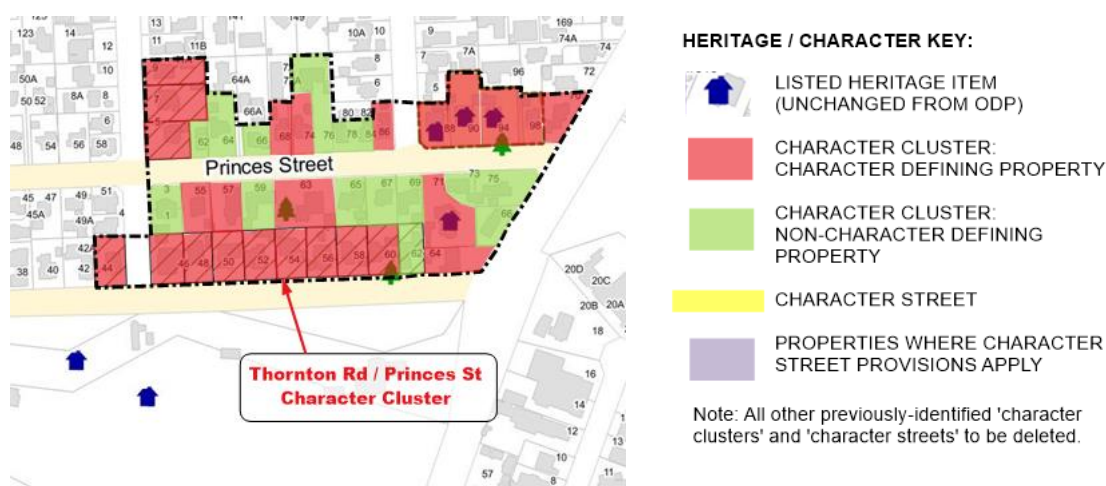


Figure 41: Proposed Thornton Road / Princes Street Character Cluster – amend in PC 26.

	Total sites:	No. character defining	% character defining
Thornton / Princes	41	25	61%

The Thornton Road / Princes Street Character Cluster has historical values related to Cambridge's early establishment and consolidation into the mid-20<sup>th</sup> century. The cluster is relatively large, incorporating the eastern ends of both Thornton Road and Princes Street, and is directly connected with Lake Te Koo Utu Reserve directly to the south. This location, long valued as a scenic area in the town, historically influenced property values. This is reflected in the cluster's visual and physical characteristics, with relatively grand examples of late 19<sup>th</sup> century villas typifying the built form. The cluster collectively represents the historical and continued importance of landscaped amenity to the town as it established itself in the late 19<sup>th</sup> and early 20<sup>th</sup> century.

The cluster has visual and physical characteristics that are of significance to Cambridge's distinctive local identity and history. The attributes that define its character are:

#### Streetscape forms:

- The relationship of Thornton Road properties with the Lake Te Koo Utu Reserve on the south side of the road, with residences set out to address the reserve,
- The straight street line of Princes Street, conforming to the geometric grid layout and creating a long east-west vista,
- A relatively narrow berm and footpath on Thornton Road, contrasted with the wide grassed lawn and heavily treed edge of the reserve opposite,
- Wide berms on Princes Street, with footpath on one side only,
- Low density layout and highly landscaped private frontages creating an open context and visual variation in tree line views.

#### Site-specific forms:

- Stand-alone and generally single storey built form set within a garden context,
- Generous and generally consistent boundary setbacks with often highly-cultivated front landscaping with a wide variety of mature trees,
- Generally low front boundary treatments, including hedges and low fences (and sometimes no boundary treatment at all) that enable appreciation of the streetscape as a whole from the public realm. Boundary treatments are often designed in keeping with the architectural style of the dwelling itself,
- Houses in the villa style (late 19<sup>th</sup> – early 20<sup>th</sup> century), typified by gabled bays, often highly-ornamented verandas and projecting window boxes, weatherboard cladding, timber sash windows, substantial brick chimneys and generous ornamentation,
- Houses in the English bungalow style (early 20<sup>th</sup> century), typified by asymmetrical composition, multiple intersecting roof forms, wide eaves and recessed porches, exposed rafters and shingled gables with louvered ventilators, weatherboard cladding and timber casement windows with faceted glass and lead lighting.

Modern residences within the cluster are largely sympathetic to the established historical character in form, scale, setback and materiality.

### Queen Street Character Cluster



Figure 42: Proposed Queen Street Character Cluster – amend in PC 26.

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

	Total sites:	No. character defining	% character defining
Queen Street	12	9	75%

The Queen Street Character Cluster has historical values related to Cambridge's early establishment and development as a town. Located on the historically significant road of Queen Street that intersects the town centre, it contains a cohesive collection of late 19<sup>th</sup> and early 20<sup>th</sup> century houses that represent Cambridge's earliest period of residential development. Together with its historical streetscape context, the properties collectively provide a tangible history of the town's settlement and incremental growth.

The cluster has visual and physical characteristics that are of significance to Cambridge's distinctive local identity and history. The attributes that define its character are:

#### Streetscape forms:

- The straight street line, set at right angles to Grey and Bryce Streets – this typifies the town's geometric grid layout and creates long vistas east and west,
- Wide berms, with kerb and channel and footpath on one side only, set with a continuous avenue of mature trees,
- A soft street edge, with the grassed berm directly abutting the asphalted road surface on the southern side,
- Low density layout creating an open context visually dominated by vegetation.

#### Site-specific forms:

- Stand-alone and generally single storey built form set within garden settings,
- Generous and generally consistent boundary setbacks with landscaped frontages,
- Generally low front boundary treatments, including hedges and low fences, that enable appreciation of the streetscape as a whole from the public realm,
- Houses in the villa style (late 19<sup>th</sup> – early 20<sup>th</sup> century), typified by gabled bays, verandas, weatherboard cladding, timber sash windows, substantial brick chimneys and generous ornamentation,
- Houses in the English bungalow style (early 20<sup>th</sup> century), typified by asymmetrical composition, wide eaves and recessed porches, exposed rafters and shingled gables with louvered ventilators, weatherboard cladding and timber casement windows with faceted glass and lead lighting.

Modern residences within the cluster are largely sympathetic to the established historical character in form, scale, setback and materiality.

#### Rewi Street Character Cluster

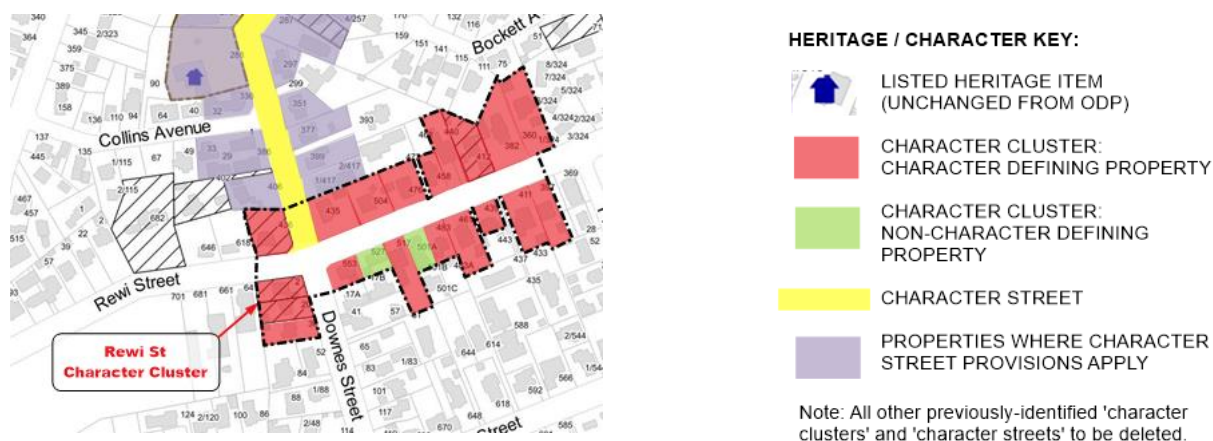


Figure 43: Proposed Rewi Street Character Cluster – amend in PC 26.

	Total sites:	No. character defining	% character defining
Rewi Street	21	18	86%



The Rewi Street Character Cluster has historical values related to Te Awamutu's early establishment and development as a town. The street's name memorialises Rewi Manga Maniapoto, a rangatira of Ngāti Paretekawa and a leader of Ngāti Maniapoto during the Crown invasion of the Waikato in 1863/64. Connecting Te Awamutu town centre to the Pirongia township to the west, Rewi Street represents Te Awamutu's early residential subdivision and development following the sale of the Otawhao Mission Station and farm in 1907. The cluster's largely intact collection of early 20<sup>th</sup> century dwellings is unusual in Te Awamutu and collectively provides a tangible history of the town's housing vernacular in this period.

The cluster has visual and physical characteristics that are of significance to Te Awamutu's distinctive local identity and history. The attributes that define its character are:

Streetscape forms:

- The straight street line that creates a visual connection from the town centre in the east to Centennial Park in the west,
- The visual prominence of dwellings on the northern side of the street due to the upwards-sloping landform to the north,
- Berm and footpath layouts typical of the period, with 4 ft footpaths set in relatively modest grassed berms,
- Low density layout creating an open visual context.

Site-specific forms:

- Stand-alone and generally single storey built form with generous but varied boundary setbacks and front gardens,
- Generally low front boundary treatments that enable appreciation of the streetscape as a whole from the public realm,
- Houses in the English bungalow style (early 20<sup>th</sup> century), typified by asymmetrical composition, multiple intersecting roof forms, exposed rafters and timbered gables with louvered ventilators, recessed porches and projecting box bays, weatherboard cladding and vertical skirts, and timber casement windows with decorative top lights. Dwellings on the northern (upper) side of the street are generally larger with more features and decoration, while the dwellings on the southern (lower) side are simpler in form and detailing,
- A prominent villa-style house which predates the surrounding bungalows and features a single gabled bay and veranda, weatherboard cladding, timber sash windows, substantial brick chimney and generous ornamentation,
- Several houses in the Art Deco style, typified by parapeted roofs, simple box-like forms with stuccoed walls, horizontally-banded windows and stylised plaster ornamentation.

Modern residences within the cluster are largely sympathetic to the established historical character in form, scale, setback and materiality.

## Bank Street Character Cluster

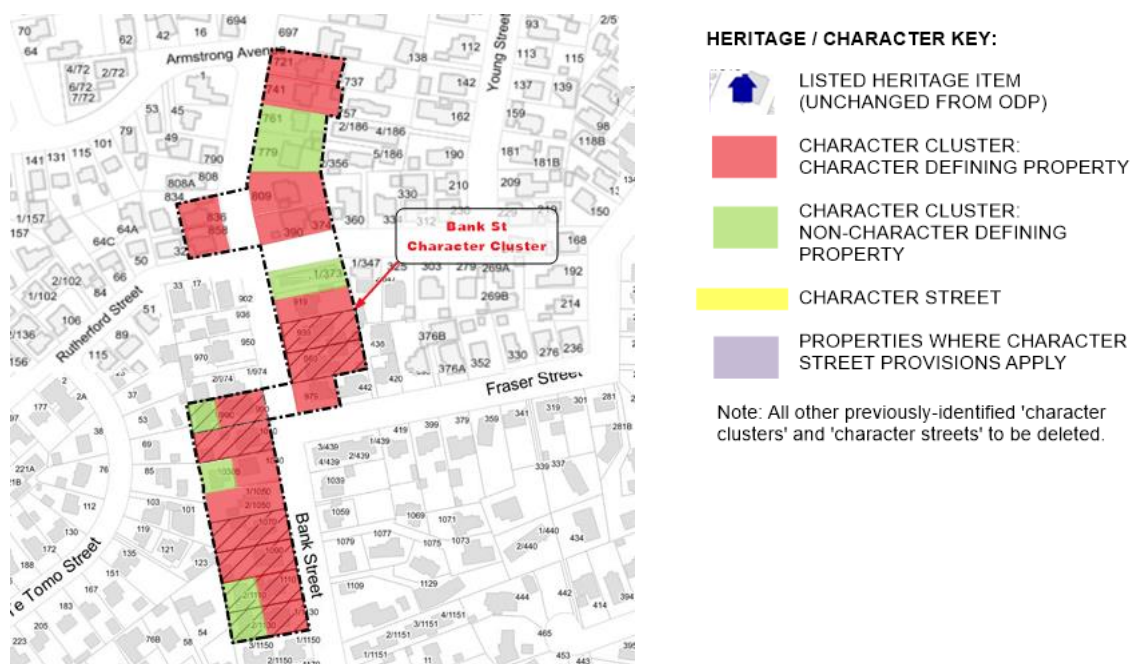


Figure 44: Proposed Bank Street Character Cluster – amend in PC 26.

	Total sites:	No. character defining	% character defining
Bank Street	25	18	72%

The Bank Street Character Cluster has historical values related Te Awamutu’s early establishment and development as a town. As a major arterial from the town centre to the southwest, Bank Street contains a varied collection of dwellings from the early 20<sup>th</sup> century. The cluster collectively represents ongoing patterns of settlement in Te Awamutu as land was progressively subdivided and made available for residential development. Its sequence of early 20<sup>th</sup> century dwellings is unusual in Te Awamutu and collectively provides a tangible history of the town’s settlement and incremental growth.

The cluster has visual and physical characteristics that are of significance to Te Awamutu’s distinctive local identity and history. The attributes that define its character are:

Streetscape forms:

- The curved and elevated straight street line, which creates views to the wider township and the maunga beyond,
- The varied slope of the landform, which gives varied visual prominence to dwellings on opposite sides of the street,
- Berm and footpath layouts typical of the period, with 4 ft footpaths set in relatively modest grassed berms,
- Low density layout creating an open visual context.



Site-specific forms:

- Stand-alone and generally single storey built form set within garden settings,
- Generous and generally consistent boundary setbacks
- Landscaped frontages that are generally characterised by open lawns, meaning that dwellings are prominent,
- Generally low front boundary treatments that enable appreciation of the streetscape as a whole from the public realm,
- Houses in the box villa style (late 19<sup>th</sup> – early 20<sup>th</sup> century), typified by flat frontages, full-width verandas, weatherboard cladding and vertical skirts, timber sash windows and some ornamentation,
- Houses in the English bungalow style (early 20<sup>th</sup> century), typified by asymmetrical composition, intersecting roof forms, exposed rafters and timbered gables, recessed porches and projecting box bays, weatherboard (and occasionally stuccoed) cladding, and timber casement windows. Dwellings on the prominent upper slope are generally more substantial and decorative, while the dwellings on lower slopes are simpler in form and detailing,

Modern residences within the cluster are largely sympathetic to the established historical character in form, scale, setback and materiality.

## 8. RECOMMENDATIONS

The amendments below are proposed for PC 26, following the analysis and findings of this assessment. It is considered that adoption of these recommended amendments would ensure that heritage / character matters can accurately and effectively be applied as qualifying matters to the MDRS, in light of submissions to the plan change, historical analysis and fieldwork.

### 8.1. Historic heritage

It is considered that PC 26's approach to historic heritage is appropriate and consistent both with the objectives of the ODP and the new requirements of the RMA-EHS.

However, it is noted that historic heritage assessment criteria are not included in the ODP, but instead sit within the Section 32 report prepared for the plan. It is recommended that this assessment criteria be inserted into the ODP (Section 22 - Heritage and Archaeology) to provide transparency for future historic heritage assessments.

No other change is recommended, with the exception of minor planning provisions as noted in Section 8.4, in response to submissions.

### 8.2. Character streets

It is recommended that the extent of character streets should be modified as follows –

*Cambridge:*

- Retain character street coverage of Hall Street (reduced section), Hamilton Road (unchanged), and Victoria Street (unchanged),
- Delete character street coverage of Princes Street, Thornton Road, and Bryce Street.

*Leamington:*

- Delete character street coverage of Moore Street and Burns Street.

*Te Awamutu:*

- Retain character street coverage of College Street (unchanged),
- Delete character street coverage of Turere Lane.

See **Appendix D** for full area maps showing proposed character streets and their associated sites subject to the 6m setback rule. The affected sites should be shown in the planning maps, as set out in Section 8.4 below.

### 8.3. Character clusters

It is recommended that the extent and boundaries of character clusters should be modified as set out in Section 7.4, resulting in eight contiguous areas defined as –

*Cambridge:*

- Hall Street / Hamilton Road Character Cluster
- Victoria Street Character Cluster
- Thornton Road / Princes Street Character Cluster
- Grey Street Character Cluster
- Queen Street Character Cluster
- Grosvenor Street Character Cluster.

*Te Awamutu:*

- Rewi Street Character Cluster
- Bank Street Character Cluster.

See **Appendix D** for full area maps showing proposed character clusters.

## **8.4. Planning provisions and mapping**

The following recommendations are made with regard to PC 26 planning provisions and mapping related to heritage and character matters, in light of submissions and in relation to findings from historical / fieldwork analyses.

### ***General***

Modify the following provisions related to signage:

- Policy 2.2.9: Signage in residential environments can adversely affect ~~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.
- Policy 2A.2.9: Signage in residential environments can adversely affect ~~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.

### ***Provisions related to listed heritage items (included in ODP Appendix N1)***

(Note: some of these proposed modifications also relate to character clusters.)

Modify the following provisions:

- Add a new assessment criterion to Medium Density Residential Zone Assessment Criteria 21.1.2A.5, as follows:

(u) The extent to which development is compatible and does not detract from the values of adjacent historic heritage or character cluster sites.

- Amend the building height assessment criteria 21.1.2A.6 (c) and (d) 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, including any historic heritage or parts of a character cluster on adjoining sites.
- Amend the height in relation to boundary assessment criteria 21.1.2A.7(a) as follows:
  - (a) The degree to which shading, loss of daylight, amenity values and privacy affect the adjoining properties, including any historic heritage or character clusters on adjoining sites.
- Include a new assessment criterion in 21.2.2A.8 as follows:
  - (k) The extent to which development is compatible and does not detract from the values of adjacent historic heritage or character clusters sites.
- Amend assessment criteria 21.1.2A.9(e) as follows:
  - (e) The extent to which increased site coverage would adversely affect adjoining properties, including historic heritage and character cluster sites, in terms of dominance of building, loss of privacy, access to sunlight and daylight.
- Amend assessment criteria 21.1.15.6 (l) as follows:
  - (l) The extent to which the subdivision may affect the surroundings, or values of a listed heritage item.
- Amend Medium Density Residential Zone Assessment Criteria 21.1.2A.28(a) as follows:
  - (a) The extent to which the historic heritage ~~character values~~ is are maintained. ~~and enhanced.~~
- Amend Section 22 – Heritage and Archaeology, 22.4.1 Activity Status Table, 22.4.1.1(l) as follows:
  - (l) Construction of new buildings, and relocated buildings within the site or defined surroundings of a listed heritage items and fencing in the Karāpiro Hydroelectric Village Heritage Item. Provided that this rule does not apply to Category C items where the new building is parallel to the rear boundary of the site.

*Note: This small change is recommended to confirm that construction of new or relocated buildings within the site of a listed heritage item is a discretionary activity. This is particularly important to clarify due to the MDRZ underlying zoning.*

#### **Provisions related to character streets**

- Reduce the number of identified character streets as above. Modify text of 2A.1.23 accordingly.

- No recommended change to 6m setback rule. Retain Performance Standard 2.4.2.2(b), policy 2A.3.4.2 and rule 2A.4.2.6(b) as notified.
- Add an additional policy at 2A.3.3.1: (g) Maintaining existing setbacks along identified character streets to maintain the visual dominance of tree avenues.
- Add an additional policy at 2A.3.3.3: (f) Maintaining existing setbacks along identified character streets to maintain the visual dominance of tree avenues.

### ***Provisions related to character clusters***

General notes:

It is recommended that all references to character clusters in the ODP *Section 2 – Residential Zone* be deleted, as there are no character clusters in this zone (they are all now in the MDRZ). This would prevent confusion in the plan.

This also applies to the ODP *Section 21 – Assessment Criteria and Information Requirements*: It is recommended that Residential Zone Assessment Criteria 21.1.2.5 be deleted in entirety (no character clusters in the Residential Zone – all in MDRZ).

Modify the following provisions:

- Amend Policy 2A.3.3.1(e) as follows:  
(e) Maintaining the mix of villas, cottages and bungalows and other early – mid-20<sup>th</sup> century type housing types within the identified character clusters
- Amend Policy 2A.3.3.3(d) as follows:  
(d) Recognising Maintaining the mix of villas, bungalows and art deco other early – mid-20<sup>th</sup> century housing types within identified character clusters in parts of Te Awamutu;
- Amend Policy 2A.3.3.4(b) as follows:  
(b) For new buildings or relocated buildings maintaining a similar scale, height, bulk, ~~style,~~ form, building materials, ~~and colour~~ layout and position to other dwellings within the cluster.  
*Note: This creates consistency between this policy and other provisions below.*
- Delete Policy 2A.3.3.4(c) as follows:  
~~(c) For relocated buildings ensuring that any maintenance and/or reinstatement work is undertaken;~~  
*Note: The policy relating to "relocated buildings" is unnecessary as a planning provision and more appropriately relates to building consent regulations.*
- Amend Permitted Activity 2A.4.1.1(b) as follows:

(b) Up to three dwellings per site outside of the Infrastructure Constraint Qualifying Matter Overlay and outside of identified character clusters.

*Note: This makes it clear that the ability to build up to three dwellings per site as a permitted activity does not apply to character cluster areas.*

- Amend Permitted activity 2A.4.1.1(f) as follows:

(f) Demolition and removal of buildings, except in ~~character clusters~~ and those listed in Appendix N1 - Heritage Items and those on sites identified as “Character Defining” in a character cluster.

*Note: This amendment appropriately ensures that demolition of character defining buildings within character clusters does not occur without assessment as a restricted discretionary activity. It creates a differentiation between “Character Defining” and “Non Character Defining” buildings in a character cluster, with the demolition of “Non Character Defining” buildings remaining a permitted activity.*

- **Add a new Permitted activity** into 2A.4.1.1 (after existing (k) – change letter sequence accordingly)

(new) 2A.4.1.1(l) “Within character clusters, the construction of new buildings and alterations or additions to existing buildings, where the work undertaken is single storey and parallel to and facing the rear boundary of the site.”

*Note: This permitted activity existed in the previous Residential Zone (see 2.4.1.1(l)). It should continue to apply under the MDRZ.*

- **Add a new Permitted activity** into 2A.4.1.1 (after new (l) above – change letter sequence accordingly) –

(new) 2A.4.1.1(m) “Within character clusters on sites identified as “Non-Character Defining,” the construction of new buildings and alterations or additions to existing buildings, where the work undertaken is single storey and set back a minimum of 6m from road boundaries.

*Note: This addition creates a differentiation between “Character Defining” and “Non-Character Defining” buildings in a character cluster, as noted above. New structures are permitted on non-character defining sites subject to being single storey and set back 6m. This enables permissive change on sites with less character value while maintaining the visual coherence of the character cluster as a whole.*

- Amend Restricted Discretionary Activity 2A.4.1.3(d) as follows:

(d) Character clusters - Construction of new buildings, relocated buildings and demolition or removal or alterations or additions to existing buildings, except where permitted by 2A.4.1.1(l) and (m).

Discretion will be restricted to the following matters:



- Location of new or relocated buildings, to avoid new or relocated buildings between the dwelling and front boundary of a site; and
- Building bulk and design, building materials, and layout, to maintain similar style, form, building materials and colour to other dwellings within the cluster; and
- Effects on the existing character identified in the cluster as set out in Appendix DG1;
- The extent to which the demolition or removal of the character building detracts from the integrity of the streetscape;
- The visibility of the new building and/or alterations or additions from public places; and
- Solar access; and
- Effects on parking and vehicle manoeuvring; and
- Signs; and
- Landscaping.

**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.~~

These matters will be considered in accordance with the assessment criteria in Section 21.

*Notes: Proposed additional text connects this discretion to Policy 2A.3.3.4.*

*The text relating to "relocated buildings" is unnecessary as a planning provision and more appropriately relates to building consent regulations.*

- Amend Medium Density Residential Zone Assessment Criteria 21.1.2A.4 as follows (change letter sequence accordingly):

- (a) The extent to which new buildings and relocated buildings are avoided between an existing dwelling and the front boundary of a site.
- (b) The extent to which the scale, height, bulk, ~~design~~, form, building materials, ~~and layout~~ and position of any buildings or additions is similar to the existing character of the cluster.
- (c) The extent to which the new building, additions or alterations to an existing building or removal or demolition of a building contributes or detracts from the Character Cluster Statements in Appendix DG1.

- (d) The extent to which solar access is optimised in the development.
- (e) The ability to provide parking (excluding consideration of the number of parking spaces for cars) and manoeuvring space for vehicles to avoid traffic conflict and maintain public safety.
- (f) The extent to which the location, size, type and content of any signs affect the locality, taking into account visual clutter and effects on the character of the area.
- (g) The extent to which existing vegetation is retained and landscaping adds to the amenity of the development.
- (h) The extent to which the new building, and or addition or alteration is visible from public places.
- ~~(i) The risk of natural hazards and the extent to which the risk can be avoided or mitigated.~~

**Additional assessment criteria for relocated buildings:**

- ~~(i) The overall condition of the exterior of the building, and the extent to which proposed works will avoid, remedy or mitigate any effects.~~
- ~~(j) The extent to which the repairs and works identified for action in Council approved or certified Building Relocation Inspection Report will be carried out.~~
- ~~(k) The timing, nature and extent of reinstatement works that are required to the exterior of the building after it has been moved to the new site.~~
- ~~(l) The timeliness of the works taking into account the extent and nature of the proposed works.~~

*Notes: Proposed additional text connects this criteria to Policy 2A.3.3.4.*

*The text relating to "natural hazards" and "relocated buildings" is unnecessary as a planning provision and more appropriately relates to building consent regulations.*

- Amend Appendix DG1.1.1 as follows:

DG1.1.1 The statements included below explain the historical values and visual and physical characteristics ~~specific elements of character~~ that are to be maintained in each character cluster. These character clusters are essential to maintain local identities and a distinctive "sense of place" ~~that contribute to unique charm and atmosphere that make up~~ the amenity values located in the Waipā District. This information is to be read in conjunction with the objectives, policies and rules in ~~Section 2 – Residential Zone~~, Section 2A – Medium Density Residential Zone and the associated assessment criteria in Section 21 – Assessment Criteria and Information Requirements.

- Replace all character cluster statements text (DG1.1.2 forwards) with new statements, as prepared for this report in Section 7.4 above.

## Mapping

- Modify all planning maps to reflect the modified extent and boundaries of character clusters. Delete all those not included in the clusters identified in Section 7.4 above.
- Modify Map 58 “Character Clusters – Cambridge” as follows:
  - Amend its name to “Heritage and Character – Cambridge”
  - Amend the mapping to delete streets / parts of streets as recommended in Section 8.2 above and as shown in **Appendix D**.
  - Amend the mapping to show sites where the character street 6m setback applies (a new hatch or shading) as shown in **Appendix D**.
  - Amend the mapping to reflect the modified extent and boundaries of character clusters as recommended in Section 8.3 above and as shown in **Appendix D**, including identification of Character Defining and Non-Character Defining sites. Delete all “proposed” and “existing” clusters previously identified.
  - Include listed heritage items (identified by the usual symbol) on this map to appropriately enable heritage and character to be understood and considered together.
- Modify Map 59 “Character Clusters – Te Awamutu” as follows:
  - Amend its name to “Heritage and Character – Te Awamutu”
  - Amend the mapping to delete Turere Street as recommended in Section 8.2 above and as shown in **Appendix D**.
  - Amend the mapping to show sites where the character street 6m setback applies (a new hatch or shading) as shown in **Appendix D**.
  - Amend the mapping to reflect the modified extent and boundaries of character clusters as recommended in Section 8.3 above and as shown in **Appendix D**, including identification of Character Defining and Non-Character Defining sites. Delete all “proposed” and “existing” clusters previously identified.
  - Include listed heritage items (identified by the usual symbol) on this map to appropriately enable heritage and character to be understood and considered together.
- Delete Map 60 “Character Clusters – Kihikihi” (as all character cluster identifications in Kihikihi are proposed to be deleted).

## 9. ENDNOTES

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<sup>1</sup> 'Ngāti Hauā Deed of Settlement Summary' (Te Kāwanatanga o Aotearoa - New Zealand Government, 2020) <<https://www.govt.nz/browse/history-culture-and-heritage/treaty-settlements/find-a-treaty-settlement/ngati-haua/ngati-haua-deed-of-settlement-summary/#:~:text=The%20Ng%C4%81ti%20Hau%C4%81%20Deed%20of,prior%20to%2021%20September%201992>> [accessed 17/12/22] (para 2 of 11); 'Tainui - Ngāti Hauā' (Te Puni Kōkiri - Ministry of Māori Development, n.d.) <<https://www.tkm.govt.nz/iwi/ngati-haua/>> [accessed 17/12/22].

<sup>2</sup> 'Horotiu Pā' (Te Ara Wai Journeys, 2019), <<https://tearawai.nz/tour#/tour/location-horotiu-pa.html>> [accessed 17/12/22].

<sup>3</sup> Tumuaki and Ngāti Hauā and The Trustees Of The Ngāti Hauā Iwi Trust and The Crown, *Deed Of Settlement Schedule: Documents*, (2016) <<https://ngatihauaiwitrust.co.nz/wp-content/uploads/2018/12/Ngati-Haua-Iwi-Trust-Deed-of-Settlement-Documents.pdf>> [accessed 17/12/22], p. 52.

<sup>4</sup> Kingsley Field, *Between the Rivers: 1863-2013: A Sesqui-Centennial Souvenir Publication*, Waipā - 150 Years (Te Awamutu: Waipa District Council, 2014), p. 20.

<sup>5</sup> Field, p. 20; Lawrence Harold Barber, *Frontier town: A History of Te Awamutu, 1884-1984* (Auckland: Ray Richards Publisher, 1984), p. 56.

<sup>6</sup> Ruth Wilkinson, *Streets of Cambridge and Senior Citizens Tales* (Cambridge: R. Wilkinson, 1980), p. 3; Sally K. Parker, *Cambridge: An Illustrated History 1886-1986: The Centenary of Local Government in Cambridge* (Cambridge: Cambridge Borough Council, 1986), p. 156; Eric Salter Beer and Alwyn Raymond Gascoigne, *Plough of the Pakeha* (Cambridge: Cambridge Independent, 1975), p. 42; Charles Heaphy was also the surveyor of the confiscated lands that would comprise the settlement of Hamilton. See Iain Sharp, *Heaphy* (Auckland, N.Z: Auckland University Press, 2008), p. 180.

<sup>7</sup> The Green Belt was established as a reserve through the act of 1877. H. G. Carter, *Cambridge Centenary, 1864-1964: A Concise History of Cambridge and Surrounding Districts* (Cambridge: Independent Print, 1964), p. 18.

<sup>8</sup> For a discussion of the 1863 New Zealand Settlements Act see Vincent O'Malley, *The Great War for New Zealand: Waikato 1800-2000* (Wellington: Bridget Williams Books, 2016), pp. 409-410.

<sup>9</sup> Field, p. 20; Beer and Gascoigne, p. 61.

<sup>10</sup> The harsh life of these frontier towns was founded on a variety of factors. Solider settlers and their families became increasingly afraid of attacks by Kingites, particularly when the British troops pulled out of the region. The lack of government aid also adversely affected those living in the frontier towns. The countryside with its streams, swamps, bush covered hills caused issues of access as settlers could not even reach their country allotments. Furthermore, soldier-settlers, particularly those with small allotments, struggled with the costs of equipment and seed, and obtaining repayable loans. The lack of markets (as communication with Auckland was rare and travel expensive) further aggravated their situation. See Lawrence Harold Barber, *The View from Pirongia: The History of Waipa County* (Auckland: Richards, 1978), pp. 36-37.

<sup>11</sup> Barber, *The View from Pirongia*, p. 37; Parker, *Cambridge: An Illustrated History 1886-1986*, p. 14.

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<sup>12</sup> Barber, *Frontier Town*, pp. 55-56; 'Census of New Zealand 1881' (Statistics New Zealand - Tatauranga Aotearoa, 1881) <[https://www3.stats.govt.nz/historic\\_publications/1881-census/1881-results-census.html](https://www3.stats.govt.nz/historic_publications/1881-census/1881-results-census.html)> [accessed 17/12/22] (Table XIV).

<sup>13</sup> Similar sentiments seemed to have been echoed during the 1880s. See Beer and Gascoigne pp. 186, 225.

<sup>14</sup> Beer and Gascoigne p. 225; Eris Parker, *Thomas Wells ESQ.* (Cambridge: Eris Parker, 2012), n.p.

<sup>15</sup> Beer and Gascoigne, pp. 254, 259; Carter, pp. 21-46.

<sup>16</sup> The trees were donated by Major J. Wilson. See Parker, *Cambridge: An Illustrated History 1886-1986*, p. 41; Beer and Gascoigne, p. 225; Parker, *Thomas Wells ESQ.*, n.p.

<sup>17</sup> Wilcox, A. E., *Heart of Cambridge* (Cambridge: Cambridge Borough Council, 1986), p. 4.

<sup>18</sup> Beer and Gascoigne, p. 279; Carter, p. 15. The Domain Board resurveyed the Domain land for the purpose of leasing 61 sections; this angered many Cambridge citizens as it limited grazing area for cows. See Parker, *Thomas Wells ESQ.*, n.p.

<sup>19</sup> While the railway brought positive benefits for the Cambridge community, H. G. Carter adds that the completion of the railway to Rotorua in 1884 had the adverse effect of cutting down the traffic of tourists moving through Cambridge. See Carter p. 14; Beer and Gascoigne, p. 267. The railway line was pulled up in 1999, and all that remains are the Cambridge station sign and the associated "kissing gate" by Lake Street, which are preserved thanks to the Cambridge Historical Society committee. 'Cambridge in the 1990s' (Cambridge Museum, n.d.) <<https://cambridgemuseum.org.nz/cambridge-1990-1999/>> [accessed 17/12/22] (para 17 of 24); Farrow, Gary, 'From the Archives: The story of the former Cambridge branch railway line', *Stuff*, 28 September 2018, <<https://www.stuff.co.nz/waikato-times/life-style/107448783/from-the-archives-the-story-of-the-former-cambridge-branch-railway-line>> [accessed 17/12/22].

<sup>20</sup> Carter, p. 15.

<sup>21</sup> In 1886, Hamilton had a population of 1,201; in comparison, Cambridge's population numbered 1,019. See Parker, *Cambridge: An Illustrated History 1886-1986*, p. 41; Barber, *Frontier Town*, p. 192. By 1927 Hamilton's pace of development had overtaken Cambridge, see 'Beautiful Cambridge', *Waikato Times*, 7 April 1927, <[https://paperspast.natlib.govt.nz/newspapers/WT19270407.2.119.3?items\\_per\\_page=10&page=2&query=%22cambridge%22+%22trees%22&snippet=true#print](https://paperspast.natlib.govt.nz/newspapers/WT19270407.2.119.3?items_per_page=10&page=2&query=%22cambridge%22+%22trees%22&snippet=true#print)> [accessed 17/12/22], p. 13;

<sup>22</sup> Beer and Gascoigne, p. 228.

<sup>23</sup> Parker, *Cambridge: An Illustrated History 1886-1986*, p. 45; Beer and Gascoigne, p. 283.

<sup>24</sup> 'Leamington' (New Zealand History - Nga Korero a Ipurangi O Aotearoa, n. d.) <<https://nzhistory.govt.nz/keyword/leamington#:~:text=Originally%20formed%20as%20an%20independent,amalgamated%20into%20Cambridge%20in%201958>> [accessed 17/12/22]; Parker, Eris, 'Pengover' (Cambridge: Eris Parker, 2012), n.p.

<sup>25</sup> Parker, *Thomas Wells ESQ.*, n.p.

<sup>26</sup> Throughout the 19<sup>th</sup> and 20<sup>th</sup> centuries bridges had been built to create better connections for the town of Cambridge. See Field, pp. 42, 43; John Alexander Channing Buckland, *Buckland's of the Waikato* (Old Greenwich: J.A. Buckland, 1992), pp. 25-29; Parker, *Cambridge: An Illustrated History 1886-1986*, p. 41.



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- <sup>27</sup> V. F. Fisher, *Cambridge Waikato* (Auckland: Massey University Library, 1906), p. 16.
- <sup>28</sup> Eris Parker, *Cambridge NZ 150 Years 1864-2014: Eris Parker's Scrapbook* (Cambridge: Eris Parker, 2014), p. 22.
- <sup>29</sup> As O. N Gillespie wrote, "this is a lovely English town, with improvements." C. W. Vennell and others, *Cambridge Today and Yesterday: 1886-1936* (Cambridge: Cambridge Borough Council, 1936), p. 18.
- <sup>30</sup> 'State Houses', *Waikato Times*, 27 October 1937,  
<[https://paperspast.natlib.govt.nz/newspapers/WT19371027.2.64?items\\_per\\_page=10&query=%22cambridge%22+%22houses%22&snippet=true](https://paperspast.natlib.govt.nz/newspapers/WT19371027.2.64?items_per_page=10&query=%22cambridge%22+%22houses%22&snippet=true)> [accessed 17/12/22]
- <sup>31</sup> 'State Houses' n. p.
- <sup>32</sup> Parker, *Cambridge: An Illustrated History 1886-1986*, p. 114.
- <sup>33</sup> 'Drift To Cambridge', *New Zealand Herald*, 17 January 1942,  
<[https://paperspast.natlib.govt.nz/newspapers/NZH19420117.2.57?items\\_per\\_page=10&query=%22cambridge%22+%22houses%22&snippet=true](https://paperspast.natlib.govt.nz/newspapers/NZH19420117.2.57?items_per_page=10&query=%22cambridge%22+%22houses%22&snippet=true)> [accessed 17/12/22], p. 6; Parker, *Cambridge: An Illustrated History 1886-1986*, p. 126.
- <sup>34</sup> Parker, *Cambridge: An Illustrated History 1886-1986*, pp. 126, 130.
- <sup>35</sup> '3434, Cambridge, Waikato', *Retrolens* (1939),  
<<https://retrolens.co.nz/map/#/3434,%20Cambridge,%20Waikato>> [accessed 21/22/2022]; 'Borough of Cambridge; Waikato County: Cadastral Map', *University of Waikato Library* (1922),  
<<https://onehera.waikato.ac.nz/nodes/view/1793?keywords=&type=all>> [accessed 23/12/22]
- <sup>36</sup> '3434, Cambridge, Waikato', *Retrolens* (1953),  
<<https://retrolens.co.nz/map/#/3434,%20Cambridge,%20Waikato>> [accessed 21/22/2022]
- <sup>37</sup> '3434, Leamington, Cambridge', *Retrolens* (1953)  
<<https://retrolens.co.nz/map/#/3434,%20Leamington,%20Cambridge>> [accessed 21/22/2022]; '3434, Leamington, Cambridge', *Retrolens* (1939) <<https://retrolens.co.nz/map/#/3434,%20Leamington,%20Cambridge>> [accessed 21/22/2022].
- <sup>38</sup> Parker, *Cambridge NZ 150 years 1864-2014*, p. 48.
- <sup>39</sup> Eris Parker, *Cambridge Resthaven: 25th anniversary of opening 1972-1997* (Cambridge, E. Parker 1997), pp. 1-15; Parker, *Cambridge NZ 150 years 1864-2014*, p. 48.
- <sup>40</sup> Parker, *Cambridge: An Illustrated History 1886-1986*, p. 156-158; A. E. Wilcox, *Cambridge Borough Housing Crisis: A Discussion Document from The Cambridge Borough Council* (Cambridge: Cambridge Borough Council, 1974), n.p.
- <sup>41</sup> Parker, *Cambridge: An Illustrated History 1886-1986*, pp. 156-158; Wilcox, *Cambridge Borough Housing Crisis*, n.p.
- <sup>42</sup> Cambridge Borough Council, *Cambridge Borough District Scheme Review No. 1* (Cambridge: Cambridge Borough Council 1982); p. 28; Cambridge Borough Council, *Cambridge Borough District Scheme Review No. 2 Operative* (Cambridge: Cambridge Borough Council, 1990), p. 23.
- <sup>43</sup> Cambridge Borough Council, *Cambridge Borough District Scheme Review No. 1*, p. 28; Cambridge Borough Council, *Cambridge Borough District Scheme Review No. 2 Operative*, p. 23.

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<sup>44</sup> Parker, *Cambridge: An Illustrated History 1886-1986*, pp. 156-158; Cambridge Borough Council, *Cambridge Borough District Scheme Review No. 2 Operative*, pp. 70-88.

<sup>45</sup> Parker, *Cambridge: An Illustrated History 1886-1986*, p. 158.

<sup>46</sup> Cambridge Borough Council, *Cambridge Borough District Scheme Review No. 2 Operative*, pp. 70-89.

<sup>47</sup> *Te Awamutu and Kihikihi Town Concept Plan* (Waipā District Council, 2010),

<[https://www.waipadc.govt.nz/repository/libraries/id:26zg4o7s1cxbyk7hfo7/hierarchy/our-](https://www.waipadc.govt.nz/repository/libraries/id:26zg4o7s1cxbyk7hfo7/hierarchy/our-council/waipadistrictplan/documents/town-plans/Te%20Awamutu%20Kihikihi%20Town%20Concept%20Plan%20Adopted%20by%20WDC%2029%20June%202010.pdf)

[council/waipadistrictplan/documents/town-](https://www.waipadc.govt.nz/repository/libraries/id:26zg4o7s1cxbyk7hfo7/hierarchy/our-council/waipadistrictplan/documents/town-plans/Te%20Awamutu%20Kihikihi%20Town%20Concept%20Plan%20Adopted%20by%20WDC%2029%20June%202010.pdf)

[plans/Te%20Awamutu%20Kihikihi%20Town%20Concept%20Plan%20Adopted%20by%20WDC%2029%20June%202010.pdf](https://www.waipadc.govt.nz/repository/libraries/id:26zg4o7s1cxbyk7hfo7/hierarchy/our-council/waipadistrictplan/documents/town-plans/Te%20Awamutu%20Kihikihi%20Town%20Concept%20Plan%20Adopted%20by%20WDC%2029%20June%202010.pdf)> [accessed 27/12/22], p. 5.

<sup>48</sup> O'Malley, *The Great War for New Zealand*, p. 308

<sup>49</sup> Barber, *The View from Pirongia*, p. 23.

<sup>50</sup> 'Early Te Awamutu' (Te Awamutu Museum – Te Whare Taonga o Te Awamutu, n.d.)

<[https://tamuseum.org.nz/te-](https://tamuseum.org.nz/te-awamutu/#:~:text=At%20Te%20Awamutu%20there%20were,visited%20by%20missionaries%20in%201834)

[awamutu/#:~:text=At%20Te%20Awamutu%20there%20were,visited%20by%20missionaries%20in%201834](https://tamuseum.org.nz/te-awamutu/#:~:text=At%20Te%20Awamutu%20there%20were,visited%20by%20missionaries%20in%201834)>

[accessed 22/12/22], (para 3 of 5); Field, p. 73; Te Awamutu Borough Council, *Te Awamutu Borough District Scheme. No. 2: Review* (Te Awamutu: Borough Council, 1985), p. 22.

<sup>51</sup> Robert Glen, *Mission and Moko: Aspects of the Work of the Church Missionary Society in New Zealand, 1814-1882* (Christchurch: Latimer Fellowship of New Zealand, 1992), p. 12.

<sup>52</sup> 'Early Te Awamutu' (para 3 of 5).

<sup>53</sup> Andrew Francis, *The Rohe Potae Commercial Economy in the Mid-Nineteenth Century, c. 1830-1886* (Waitangi Tribunal, 2011) <[https://forms.justice.govt.nz/search/Documents/WT/wt\\_DOC\\_806544/Wai%20898,%20A026.pdf](https://forms.justice.govt.nz/search/Documents/WT/wt_DOC_806544/Wai%20898,%20A026.pdf)> [accessed 22/12/22], p. 21-30; 'Village of Te Awamutu' (Department of Lands and Survey, 1900),

<[https://natlib.govt.nz/records/37102997?search%5Bi%5D%5Bsubject\\_text%5D=Te+Awamutu+%28N.Z.%29+--+](https://natlib.govt.nz/records/37102997?search%5Bi%5D%5Bsubject_text%5D=Te+Awamutu+%28N.Z.%29+--+Maps&search%5Bpath%5D=items)

[Maps&search%5Bpath%5D=items](https://natlib.govt.nz/records/37102997?search%5Bi%5D%5Bsubject_text%5D=Te+Awamutu+%28N.Z.%29+--+Maps&search%5Bpath%5D=items)> [accessed 26/12/2022]; Barber, *The View from Pirongia*, p. 26; Te Awamutu Jaycees, *Orakau Commemoration: 1864-1964: Kihikihi Centenary* (Te Awamutu: Te Awamutu Jaycees, 1964), p. 12;

For further information discussing the complexity and issues surrounding the purchase of the land which formed the mission station, see Waitangi Tribunal Report, *Te Mana Whatu Ahuru Report on Te Rohe Pōtae Claims* (2018)

<[https://forms.justice.govt.nz/search/Documents/WT/wt\\_DOC\\_142124627/Te%20Mana%20Whatu%20Ahuru.pdf](https://forms.justice.govt.nz/search/Documents/WT/wt_DOC_142124627/Te%20Mana%20Whatu%20Ahuru.pdf)> [accessed 28/12/2022].

<sup>54</sup> Barber, *Frontier Town*, p. 195.

<sup>55</sup> O'Malley, *The Great War for New Zealand*, pp. 291-292; Barber, *Frontier Town*, p. 41.

<sup>56</sup> Vincent O'Malley, *The New Zealand Wars / Ngā Pakanga O Aotearoa* (Wellington: Bridget Williams Books, 2019), p. 120.

<sup>57</sup> Neville Ritchie, *The Waikato War of 1863-64: A Guide to the Main Events and Sites* (Department of Conservation, 2007), <<https://www.doc.govt.nz/documents/conservation/historic/by-region/waikato/waikato-war-of-1863-64.pdf>> [accessed 27/12/2022], pp. 26-27.

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<sup>58</sup> Barber, *Frontier Town*, p. 46.

<sup>59</sup> Field, p. 13; Barber, *The View from Pirongia*, p. 23; 'Kihikihi and Te Rore Redoubts', (n.d.)  
<<https://collection.tamuseum.org.nz/objects/18140/kihikihi-and-te-rore-redoubts>> [accessed 22/12/2022].

<sup>60</sup> 'Te Awamutu Hub - History of The Area' (Waipā District Council, n.d), <<https://www.waipadc.govt.nz/your-waipā/about-waipā/te-awamutu-hub-history#:~:text=The%20name%20Te%20Awamutu%20refers,unsuitable%20for%20navigation%20by%20canoes>> [accessed 27/12/22] (para 6 of 10); Field, *Between the Rivers*, p. 72.

<sup>61</sup> 'Te Awamutu Hub - History of The Area' (para 6 of 10); Field, *Between the Rivers*, p. 72.

<sup>62</sup> Barber, *The View from Pirongia*, p. 33

<sup>63</sup> The number of acres allotted to a soldier depended upon their position in the army ranks; they would receive a town section and then so many acres outside of town. See Barber, *Frontier Town*, p. 50; G. R. McGhie, *Memoirs of the Kihikihi district* (Te Awamutu: The Te Awamutu Historical Society, 1947), p. 3.

<sup>64</sup> Barber, *Frontier Town*, p. 50; In 1907 the mission station farm was sold, enabling further growth of Te Awamutu. See 'Te Awamutu Hub - History of The Area' (para 10 of 10)

<sup>65</sup> Barber, *The View from Pirongia*, pp. 36-37.

<sup>66</sup> Barber, *Frontier Town*, p. 52; G. R. McGhie writes that "most of the grants of land were not in the Kihikihi district"; he adds that several sections were allotted to men who did not reside or intend to reside in Kihikihi; McGhie, p. 4.

<sup>67</sup> Barber, *Frontier Town*, pp. 55, 56.

<sup>68</sup> McGhie, pp. 14-15; Te Awamutu Jaycees, pp. 18-43; G. R. McGhie, p. 27; Claire Wallis, *Kihikihi Primary School: 125th Jubilee, 1873-1998* (Kihikihi: Kihikihi Primary School, 1998), pp. 7-34

<sup>69</sup> G. R. McGhie, pp. 14-27; Te Awamutu Jaycees, pp. 18-43; Wallis, pp. 7-34.

<sup>70</sup> Barber, *Frontier Town*, p. 56.

<sup>71</sup> Barber, *The View from Pirongia*, p. 68; Field, p. 21.

<sup>72</sup> Barber, *Frontier Town*, p. 60; Field, p. 53.

<sup>73</sup> Barber, *Frontier Town*, p. 63.

<sup>74</sup> 'Village of Te Awamutu'; 'Town Dist. of Kihikihi: Cadastral Map', *University of Waikato Library* (Auckland: Survey Office, 1892),  
<<https://onehera.waikato.ac.nz/nodes/view/1814?keywords=kihikihi&type=all&highlights=WyJraWhpLWtpaGk6liwia2loaWtpaGkiXQ==&lsk=0a5e9ca33024015f9305644a79276210>> [accessed 28/12/2022].

<sup>75</sup> Barber, *The View from Pirongia*, p. 56.

<sup>76</sup> Barber, *The View from Pirongia*, p. 57; Te Awamutu continued to remain a town with close links to its rural surroundings serving the community as a district centre; Barber, *Frontier Town*, pp. 169, 173, 177.

<sup>77</sup> Barber, *Frontier Town*, p. 96.

<sup>78</sup> *Te Awamutu and Kihikihi Town Concept Plan*, pp. 8, 9.

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<sup>79</sup> 'Government Houses' *Te Awamutu Courier*, 18 March 1938

<[https://paperspast.natlib.govt.nz/newspapers/TAWC19380318.2.24?items\\_per\\_page=10&query=%22te+awamutu%22+%22houses%22&snippet=true](https://paperspast.natlib.govt.nz/newspapers/TAWC19380318.2.24?items_per_page=10&query=%22te+awamutu%22+%22houses%22&snippet=true)> [accessed 27/12/2022], p. 4.

<sup>80</sup> 'Community Progress', *Te Awamutu Courier*, 3 November 1943,

<[https://paperspast.natlib.govt.nz/newspapers/TAWC19431103.2.12?items\\_per\\_page=10&query=+%22pan-handle%22+%22Te+Awamutu%22&snippet=true&sort\\_by=byDA.rev](https://paperspast.natlib.govt.nz/newspapers/TAWC19431103.2.12?items_per_page=10&query=+%22pan-handle%22+%22Te+Awamutu%22&snippet=true&sort_by=byDA.rev)> [accessed 27/12/2022], p. 2; 'Government Houses', p. 4.

<sup>81</sup> '3800, Te Awamutu, Waikato', *Retrolens* (1944),

<<https://retrolens.co.nz/map/#/3800,%20Te%20Awamutu,%20Waikato>> [accessed 29/12/2022]; 'Borough of Te Awamutu: Cadastral Map', *University of Waikato Library* (1924),

<<https://onehera.waikato.ac.nz/nodes/view/1788?keywords=Borough%20of%20Te%20Awamutu&highlights=eylwIjoiYm9yb3VnaCIsIjEiOiJ0ZSIsIjliOiJhd2FtdXR1OiIsIjQiOiJhd2FtdXR1In0=&lsk=cedf708df799280adbf07eb7982a5cf0>> [accessed 27/11/2022].

<sup>82</sup> '3800, Kihikihi, Te Awamutu, Waipa District, Waikato', *Retrolens* (1944),

<<https://retrolens.co.nz/map/#/3800,%20Kihikihi,%20Te%20Awamutu,%20Waipa%20District,%20Waikato>> [accessed 28/12/2022]; 'Town Dist. of Kihi-Kihi: Cadastral Map'.

<sup>83</sup> Development was affected from the mid-1970s into the 1980s by the economic downturn; Te Awamutu Borough Council, pp. 8-9.

<sup>84</sup> Te Awamutu Borough Council, pp. 10, 17, 39.

<sup>85</sup> Te Awamutu Borough Council, p. 9.

<sup>86</sup> The pioneer walk was developed in the 1960s by the Te Awamutu Rotary Club. See Field, pp. 71-72. The land used for the gardens on Gorst Street during the Waikato Wars had been the grounds of a military constabulary. See Ritchie, p. 26.

<sup>87</sup> Barber, *Frontier Town*, pp. 169, 170

<sup>88</sup> Barber, *Frontier Town*, pp. 169, 170; Te Awamutu Borough Council, p. 22.

<sup>89</sup> Gael Ferguson, "History of State Housing." *Kāinga Ora*. Updated 13 November 2019.

<https://kaingaora.govt.nz/about-us/history-of-state-housing> [accessed 27/12/22].