Evidence to support Submission 96- PC26 - Milbank, Jared and Mitchell, Lorna

1   Background

We are Dr. Lorna H. Mitchell and Dr. Jared B. J. Milbank.

We own property in Cambridge, proposed in PC26 to be in a character cluster.

"Appendix D Heritage Character Report 2023 (Lifescapes) (Part 1)" proposes a category of "non-character defining homes", but that is not included in the current proposed PC26.

Our house is a 1960s-era brick home and is not considered to be characterful.

2   Developability is a key component of property value that will be reduced for "non-character" defined homes that are included in a character cluster

We purchased our home comparatively recently at what we believe to be a premium in part driven by competition with developers.

During the sale period, the vendors' real estate agent relayed there was interest from developers in the property. And they discussed information on the potential developability based on their local knowledge.

Upon purchase, the vendors relayed that they "are glad that it is going to a family like ours instead of developers," which indicates their concern about the possibility.

The house was sold by Tender, and the vendors would have been privy to information about the potential purchasers.

2.1 The opportunity to develop has been available to homes in the area

See below for a map of the Queen Street with the proposed character cluster in red. Highlighted in yellow are properties that have been subdivided or cross-leased.

This shows that a home buyer would have anticipated the ability to subdivide a home in this area.

Construction taking place at 28 Queen Street, immediately opposite on Grey Street from the proposed Queen Street Cluster, showing that development is currently occurring in this area.

3   The vistas on the street don't include the character houses

View down Queen Street showing the existing three character cluster homes (left) and the proposed cluster (left and right).

4   New homes to be added to the Queen St. Character cluster do not meet the character nature

"Appendix D Heritage Character Report 2023 (Lifescapes) (Part 1)". Identifies a character nature for houses and then goes on to assess character clusters by house style rather than character nature.

The following points show shortcomings relative to an assessment by character nature.

4.1   Proposed Definition of the Queen Street Cluster

This is the proposed definition and map from "Appendix D Heritage Character Report 2023 (Lifescapes) (Part 1)".

Cambridge: Queen Street Cluster

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

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

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

Queen Street Character Cluster

Figure 42:   Proposed Queen Street Character Cluster – amend in PC 26.
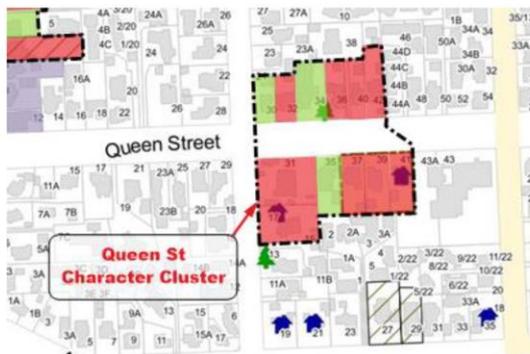
HERITAGE / CHARACTER KEY:

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

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

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

Close up map of proposed character cluster for reference with street numbers. The existing character cluster is 37, 39 and 41 Queen Street.

Points below show that maybe only 32 Queen Street would additionally meet the character definition.

4.2   17 Grey Street

17 Grey Street does not face onto Queen Street, and the adjacent property at 31 Queen Street does not connect this house to Queen Street with an open front yard with garden.

The character cluster definition includes both sides of the street, but the homes opposite 17 Grey Street are not character homes, nor proposed to be included in the cluster.

4.3   31 Queen Street

31 Queen Street is barely visible from Queen Street or Grey Street.

This is a two-storey home.

4.4   35 Queen St

This is not a character home. There is a granny flat within the proposed setback area.

4.5   30 Queen Street and 32 Queen Street

30 Queen Street does not front onto Queen Street and has a garage within the setback area. It is part of a cross-leased section that includes 21 Grey Street around the corner.

4.6 34 Queen Street

34 Queen Street is a 1960s-era brick home.

4.7 36, 38, 40 Queen Street

Neither 36 not 40 Queen Street have the characteristics of bunglaows outlined in "Appendix D Heritage Character Report 2023 (Lifescapes) (Part 1)". I.e. they are not asymmetrical in their overall composition, no not feature wide eaves, only one has a deep porch, there are not revealed structural or functional detailing such as exposed rafters and louvered ventilators. They do not feature projecting boxed windows and faceted glasswork with lead lighting.

38 Queen Street is not to be included in the character cluster, but it's driveway makes the cluster non-contiguous.

Definition of Bungalow from Appendix D Heritage Character Report 2023 (Lifescapes) (Part 1)

Bungalow

Figure 4: Rewi Street, Te Awamutu

Figure 5: Thornton Street, Cambridge

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.

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 20th century.

4.8   42 Queen St

42 Queen Street is a villa (centre in image below), but has a garage located in the proposed setback area, which significantly obscures the house from the street.

5 The images of character homes in early reports are misleading as to character nature

The initial document to support character clusters "Appendix 4 - Character Area Review for Waipa District Council" included an image of 42 Queen Street (lower right in screen shot below) that carefully excludes the garage and actual appearance from the street.

CAMBRIDGE – STREET OBSERVATIONS

Existing Heritage Clusters - Cambridge

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

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

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

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

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

6 Two storey houses are in keeping with the height of homes in the style considered to be characterful

The older style home at 23 Bryce Street (left) has a similar height to the adjacent 21 and 19 Bryce Street, which are modern two-storey homes.

By contrast, a 1960's era brick home at 27 Queen Street (still on piles and taller than modern slab construction) is dwarfed by the villa at 29 Queen Street.

7 The Queen Street area was identified a century ago as an area for intensification

The Casadral map from 1905 shows the Queen Street area as consistently consisting of full acre sections.

The Casdral map from 1922 shows this was created as an area of intensification down to quarter-acre sections.

7.1 Casadral map 1905

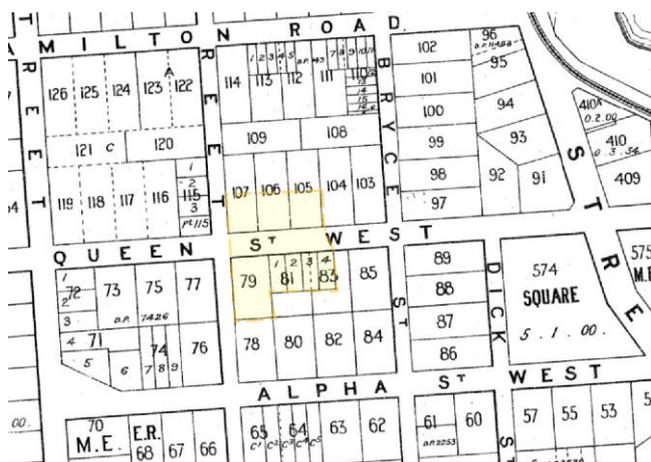Section of 1905 casadral map with the proposed Queen St. cluster identified.
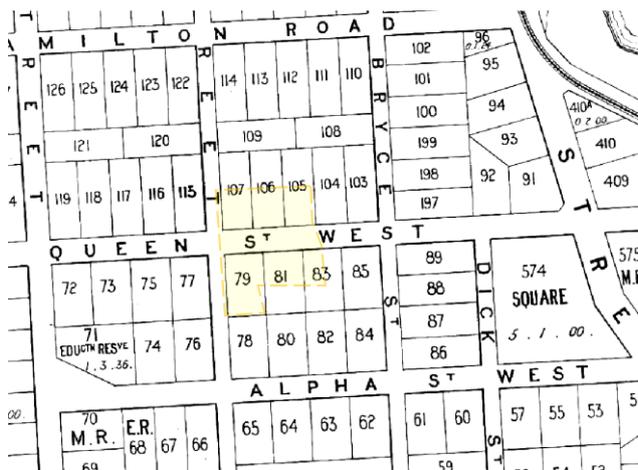
7.2 Casadral map 1922

Section of 1922 casadral map with the proposed Queen St. cluster identified.