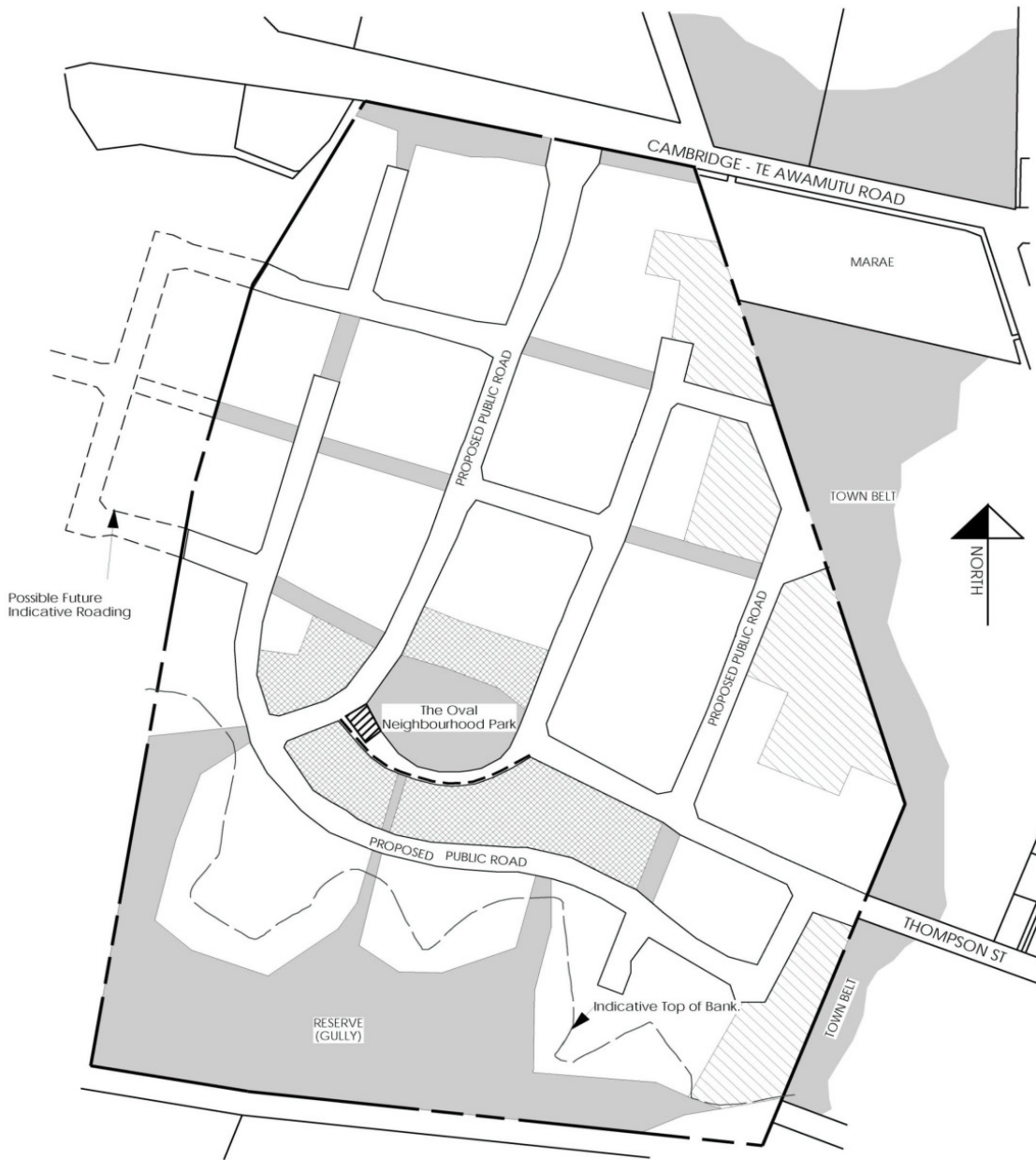
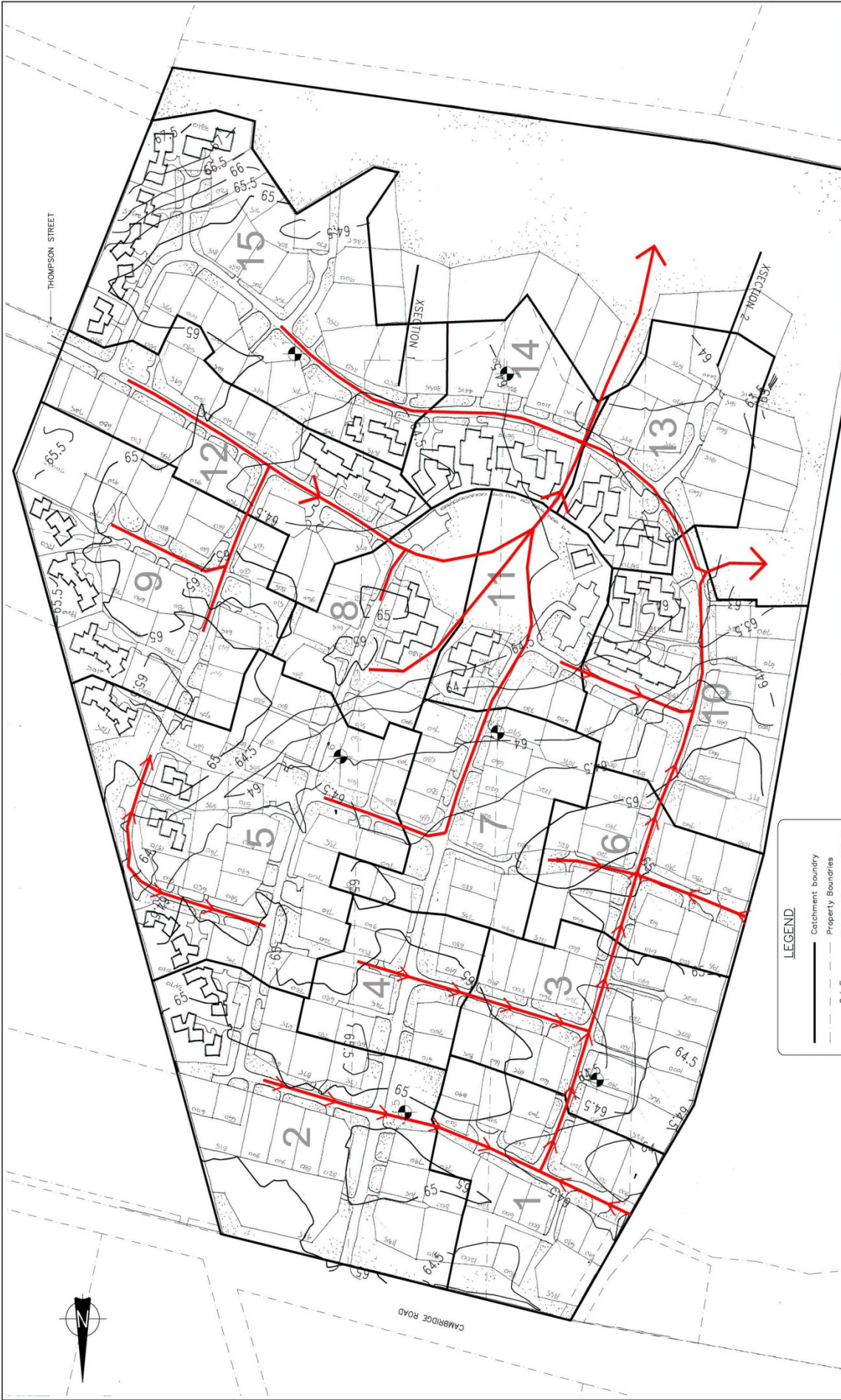


# Appendix S3 - Cambridge Park Structure Plan and Design Guidelines



LEGEND	
	Character Area 1 (Neighbourhood Centre and Multi-Unit Housing)
	Character Area 2 (Principally Multi-Unit Housing)
	Character Area 3 (Principally Detached Housing)
	Character Area 4 (Cafe or Other Community Facility)
	Public Open Space
	Character Frontage (No Recession Plane Applies)

<b>Antanas Procuta ARCHITECTS</b> <small>3 Bridge Street                  Hamilton                  Telephone 07 839 6521                  Facsimile 07 839 6520                  antanas.procuta@antanas.co.nz</small>		
<small>© This drawing is copyright of Antanas Procuta Architects Ltd.</small>		
PROJECT <b>Cambridge Park Subdivision</b>		
SHEET <b>STRUCTURE PLAN</b> SCALE N.T.S.		
PROJECT No. <b>03-79</b>	SHEET No. <b>01</b>	REVISION DATE
ISSUE DATE 05 AUG 05		REVISION No. <b>B</b>



THOMPSON STREET

CAMBRIDGE ROAD

NO. 12 ST



**LEGEND**

- Catchment boundary
- Property boundaries
- Existing Contours (0.5m)
- Overland Flow Paths
- Catchment Number
- Permeability Test Location



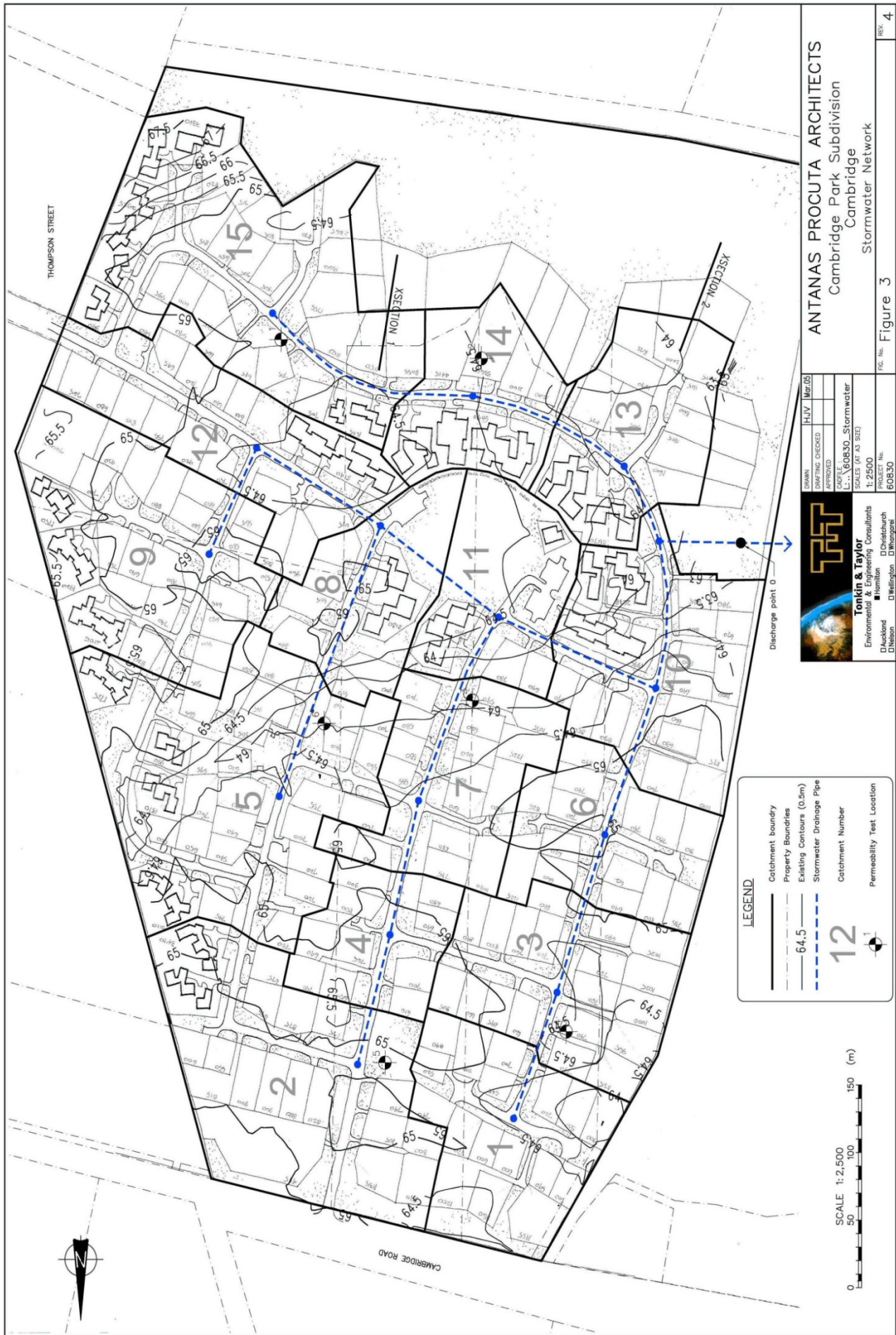
**Tonkin & Taylor**  
Environmental & Engineering Consultants  
Hamilton Christchurch  
Dunedin Wellington Whangarei

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SIZES (AT A3 SIZE)  
1:2500

PROJECT No: 60830  
FIG. No: Figure 2

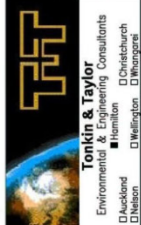
**ANTANAS PROCUTA ARCHITECTS**  
Cambridge Park Subdivision  
Cambridge  
Stormwater Overland Flow Paths

REV. 1



ANTANAS PROCUTA ARCHITECTS  
 Cambridge Park Subdivision  
 Cambridge  
 Stormwater Network

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 Environmental & Engineering Consultants  
 Auckland Hamilton Christchurch Wellington Whangere

FIG. No.: Figure 3  
 REV. 4

**LEGEND**

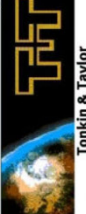
- Catchment boundary
- Property Boundaries
- 64.5 Existing Contours (0.5m)
- - - Stormwater Drainage Pipe
- 12 Catchment Number
- Permeability Test Location





ANTANAS PROCUTA ARCHITECTS  
 Cambridge Park Subdivision  
 Cambridge  
 Wastewater Reticulation

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CADFILE	
L...	60850_WasteWater
SCALES (AT A3 SIZE)	
PROJECT No.	1:4000
PROJECT No.	60850


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 Environmental & Engineering Consultants  
 ■ Hamilton ■ Christchurch  
 ■ Auckland ■ Wellington ■ Whangarei

**LEGEND**

- Catchment boundary
- Property Boundaries
- - - 64.5 Existing Contours (0.5m)

SCALE 1:4000

0 40 80 120 160 200 (m)

REV. No. Figure 4  
 0

## **S3.1 General**

S3.1.1 Cambridge Park is a mixed-use greenfield residential neighbourhood. The zoning is Residential. This Design Guide provides guidance on matters such as design, external appearance, siting and car parking.

## **S3.2 Explanation**

S3.2.1 Cambridge Park offers a relatively flat unbroken topography on which to build. As a greenfield residential development Cambridge Park was designed to respond to the existing rectangular street pattern and urban tree-lined character of Cambridge.

S3.2.2 Relationships between buildings, spaces and activities were considered critical to creating an identity for the neighbourhood.

S3.2.3 A desirable urban fabric is “salt-and-pepper”, here and there much more heavily one colour or texture than another. This is a result of many different buildings and spaces, of complex arrangements and relationships and where structures enclose space rather than sit in space. A building’s elevation and its setback from the road have a deciding influence on this streetscape character and resulting neighbourhood identity.

S3.2.4 A very different kind of urban fabric results from a flat building platform overlaid with a rigidly imposed 5m front setback and an 8m maximum height plane. It is an open, less intricate pattern comprising large evenly coloured and spaced but unrelated squares embedded in a neutral ground.

S3.2.5 The 45-degree side boundary recession planes for a typical flat site 20m wide intersect 12.7m above ground level. To permit building within this total envelope increases design flexibility and provide opportunity for articulation and texture. This contributes to a diverse streetscape and neighbourhood amenity but without comprising the right of adjoining properties to daylight and sunlight.

S3.2.6 Placing buildings close to the street creates a strong sense of place, particularly demanded in a neighbourhood centre. This encourages variety in building facades, prominence of entrances and opportunities for windows facing the road.

S3.2.7 Also a deliberate relaxation of the 8m height restriction permits the possibility of comprehensively designed three storey attached housing around the southern crescent in particular of the neighbourhood centre. Here at ground level home occupations and professional offices also help communicate a sense of focus.

S3.2.8 Front boundary walls together with the undulating street frontages and typical street paving alignments of Cambridge Park blur or disguise conventional front yards.

S3.2.9 A walled courtyard is a transition space between outside and inside which encompasses the New Zealand lifestyle and almost all year round outdoor living so favoured in the temperate Waikato climate. As walls up to 2m high are permitted as of right along side and front boundaries in any case, the construction of a courtyard may be conveniently incorporated into residential design by utilizing these and/or “borrowing” a garage wall.

S3.2.10 Cambridge Park has a general requirement that all household storm water be disposed of on site. A limit on sealed area particularly for vehicle access and manoeuvring reduces storm

water runoff. If vehicles are permitted to be parked in the front yard the amount of paved driveway may be reduced.

- S3.2.11 There are therefore in Cambridge Park both physical and amenity reasons why garages are permitted to be located within the required front yard. These only apply however where the structure is minimal in scale and designed to be coherent both with the architectural character of the dwelling and with the streetscape.

### **S3.3 The Principles**

- S3.3.1 Defined areas for detached housing and multi-unit clusters.
- S3.3.2 A node/neighbourhood centre comprising higher density housing, neighbourhood facilities and activities focussing on a public open space of about 8000m<sup>2</sup> in area.
- S3.3.3 A roadside reserve along the Cambridge to Te Awamutu Road that prevents future development having direct access to this primary road. The Cambridge Road Buffer Reserve is intended to provide both a screen between the housing and the road and some road noise attenuation for the residents.
- S3.3.4 A highly connected grid layout.
- S3.3.5 A network of pedestrian and cycleways through the development with linkages to the Town Belt, the neighbourhood centre, the Gully Reserve and the Cambridge Road Buffer Reserve.
- S3.3.6 Provision for clusters of compact housing adjacent to the Town Belt. More than one car park may be appropriate in compact housing developments within Cambridge Park.

### **S3.4 Character Areas**

- S3.4.1 CHARACTER AREA 1: Node/neighbourhood centre: principally compact housing, small businesses at home occupation scale.
- S3.4.2 CHARACTER AREA 2: Principally compact housing.
- S3.4.3 CHARACTER AREA 3: Principally detached housing.
- S3.4.4 CHARACTER AREA 4: Childcare or child education centre, or Premises (of gross floor area not exceeding 150m<sup>2</sup> and may include a café), from which food and beverages and convenience goods are sold.