

HAMILTON CITY COUNCIL

Hamilton East Character Assessment

Prepared For:

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FINAL

Executive Summary

Defining Character

Hamilton East has high amenity values and this is evidenced by a strong built and natural form that has developed over time. The natural and built elements that define the character of Hamilton East are:

- The generally flat topography.
- The dominant and regular grid pattern roading system.
- The regular size of the residential neighbourhood blocks.
- The mix of generally low level single family home housing styles.
- Building styles representative of Hamilton's history of development/settlement.
- A strong pattern of 1950s and 1960s housing styles.
- Some concentrations of single building types in specific areas .
- A number of potential heritage buildings were noted as part of the field survey for further analysis and research.
- The generally regular pattern of building location and setback from the street and coverage of site.
- Steele Park as a hub and fulcrum for both the commercial centre and surrounding residential neighbourhood.
- The predominance of semi-mature largely deciduous street trees.
- The mix of low and informal street frontage wall treatments, and private tree and shrub planting.
- A number of large (over 8 metres high) specimen trees on private property within many of the residential neighbourhood blocks.
- The predominance of highly vegetated corner sites within the area which reinforce these as nodes and intersections.
- A traditional main street commercial area with development of a different format extending on streets connecting to Grey Street.

The assessment and analysis of planning controls raised questions about the ability of the existing controls to maintain the character and amenity of the area. Some adjustment and addition of appropriate design control may be considered appropriate if this character is to be maintained.



Community Profile

Hamilton East's population generally reflects that of the wider area. When compared with the population of Hamilton City as a whole, the resident population in the study area is characterised by:

- having a higher share of working aged people;
- yet having a higher level of unemployment;
- while having a greater share of one parent households with children and couples without children; and
- living in smaller sized households.

The area also is experiencing growth in business and employee numbers. Its economic base would seem to be strengthening and diversifying.

Next Steps

These broad conclusions need to be tested by the community to provide a reality check before identifying the options and establishing the way forward in resource management planning terms to safeguard where appropriate those elements instrumental in promoting and maintaining character and amenity in Hamilton East.



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