

1 INTRODUCTION

1.1 PUBLIC CONCERN ABOUT URBAN DEVELOPMENT IN HAMILTON EAST

Submissions to the Hamilton City Council 2007/08 Annual Plan expressed concerns regarding two matters relating to the future of Hamilton East; specifically:

1. Inappropriate forms of development in terms of subdivision, built form, intensity and lack of design controls; and
2. The need to recognise the special character of the area in terms of its heritage buildings, streetscapes and landscape.

Submitters sought a commitment to funding of a heritage assessment and the development of "Special Character Area" provisions within the District Plan to manage ongoing change in Hamilton East.

At issue is the rate, form and scale of development occurring in Hamilton East. This has prompted community concerns regarding the resulting effects on local amenity and specifically, a view is emerging that the established character (and heritage) of the is being eroded.

1.2 THE COUNCIL RESPONSE

Hamilton City Council's response has been to commit to the examination of the issues raised and to commission an assessment of these matters.

The project brief in summary is:

1. Identify and describe the elements that contribute to the character, amenity and heritage values associated with Hamilton East;
2. Consult with the community on these findings; and
3. Put options to Council to establish a more robust planning framework to manage change while safeguarding the character, amenity and heritage values of Hamilton East.

This report is the first in a series of work phases to deliver on this brief; these being:

- Phase 1: Collect and Interpret Field Data;
- Phase 2: Consult with the Community;
- Phase 3: Develop Strategies to Manage Change; and
- Phase 4: Implement Preferred Proposal

Phase 1 specifically seeks to identify, verify and where possible quantify the environmental elements, attributes and qualities that contribute to the amenity, character and heritage values of the built environment of Hamilton East.

1.3 PROJECT TEAM

This report brings together the general findings from fieldwork and desktop analysis from a multi-discipline team of consultants and staff from the Strategic Unit of Hamilton City Council.



The project team comprises:

- Murray Kivell and Ian Johnson – Environmental Management Services Ltd, Hamilton;
- Jane Black, Urban Planner, Incite Consultants, Wellington;
- Ian Bowman, Conservation Architect, Wellington; and
- John Goodwin, Landscape Architect, Boffa Miskell Auckland.

Strategic Group staff includes:

- Robert Hodges, City Planning Manger;
- Becky Taylor, (to June 2008) Senior Planner; and
- Yvonne Woutersen, Resource Management Planner.

1.4 REPORT FORMAT

The report comprises five sections and a series of appendices.

Section 1 describes the study area.

Section 2 provides a community profile presenting an overview of the changes that have occurred in the community of Hamilton East over the last 20-30 years.

Section 3 provides a record of the fieldwork and analysis that has focused on the identifying the area's overall character. This fieldwork is supported by an extensive photographic record and GIS mapping exercise to form a collaborative view on the elements that contribute to the character and amenity of Hamilton East.

Section 4 provides an overview of the planning provisions that have influenced the pattern of land development in Hamilton East over the last 20-30 years.

Section 5 identifies some issues for further consideration.

The report therefore aims to inform Council and the community of the development change over this time and the contribute the first steps to formulating options for managing and responding to development pressure in Hamilton East over the next ten years.

In summary, the size of the study area has necessitated a high level assessment. A combination of fieldwork, desktop analysis, photographic record keeping, GIS mapping and collaborative work amongst the project team has been compiled to provide a written, pictorial, graphical and statistical analysis of some of the readily discernable features and characteristics of the study area.

1.5 THE STUDY AREA

The study area of "Hamilton East" has been broadly defined in geographical terms. Appendix A refers.

For national census purposes the Hamilton East study area is defined by part or all of three Census Area Units (CAU's), namely:

- Peachgrove;
- Hamilton East; and
- Naylor.



The map illustrating the Census Area Units (CAU's) is enclosed as part of Appendix A.

The study area covers a significant geographical area that embraces what is commonly called Hamilton East and the neighbouring residential area to the north called Peachgrove. The area of Hayes Paddock to the south west is excluded as is land north of the North Island Rail branch line to the Bay of Plenty and the suburb of Claudelands (and the Claudelands West Special Character Area).

Cobham Drive marks the southern boundary while Dey Street defines the eastern boundary to the neighbouring town belt that was formed as part of the original settlement of Hamilton East.

Dey Street more recently has been designated as being the eastern internal arterial route (E1) to link the northern and southern suburbs of Hamilton City.

1.6 HISTORICAL CONTEXT

The history of housing development of Hamilton East is well written by DL Porteous in a Masters thesis dated 1991. Its European settlement began in 1864 with the survey of land into 1 acre lots. Over time subdivision and consequent infilling of the lots has occurred with different housing styles being built depending on the fashion of the time. Change has been incremental with gradual intensification and a reduction in lot sizes. There have been particular periods where infill development has been more rapid and this is tied to the prosperity of the people of Hamilton.¹

¹ DL Porteous

