

5 ISSUES

The character assessment and review of the planning controls in place for Hamilton East raise some questions in terms of the appropriateness of the controls in maintaining the character and amenity of the area. Specifically if this is the objective of the community and the Council, the following matters will need to be considered:

- The need for more design guidance in relation to multi unit development, particularly in the higher density residential area;
- The appropriateness of the existing bulk and location controls;
- Relationship to the Claudelands West Character Area;
- Management of the street tree framework;
- Protection of noteworthy individual and specimen tree groups on private property;
- Protection and enhancement of the open space and community hub qualities of Steele Park;
- Opportunities to maintain the integrity of the commercial centre and enhance it's "town centre" role; and
- Protection of heritage values of the area specific identified heritage buildings.



REFERENCES

- 1 Hamilton City District Scheme: Operative (1981) – First Review**
Scheme Statement, Code of Ordinances and Planning Maps
- 2 West Claudelands Community Survey**
The Chesterman Group Ltd,
May 1987
 - Questionnaire and survey results in an effort to gather facts for the rezoning proposal to protect the character of Claudelands West
- 3 Report to District Plan Review Committee**
Built Heritage – Policy Statement and Rules
S Duignan, Strategic Manager
24 September 1998
 - Summary of a review to look at heritage sites and precincts within the city
- 4 Report to District Plan Review Committee**
Claudelands West Special Character Area
S Duignan, Strategic Manager
23 February 1999
 - Report outlining the issues of identification and protection in regard to the Claudelands West Special Character Area
- 5 Group Meeting Agenda**
Claudelands West Special Character Interest Group
15 April 1999
 - Minutes of meeting and copy of associated correspondence
- 6 Hearing Report E03**
Apartment Buildings and Residential High Density
M Theelen, General Manager Strategic
9 February 2001
 - Report addressing submissions and further submissions relating to provisions for Apartment Buildings and Residential High Density Areas
- 7 Hearing Report E04**
E04 Claudelands West Special Character Area
M Theelen, General Manager Strategic
9 February 2001
 - Report addressing submissions and further submissions relating to Claudelands West Special Character Area
- 8 Hamilton City – Heritage Items Overlay**
Appendix 2.3-1 Assessment of Heritage Items
November 2005



- Heritage Inventory Record for each building or structure considered to have significant heritage value

9 Intensification Study

Infill Housing Assessment
Hamilton City Council
2007

- Provide a holistic assessment of the issues and options related to the intensification of residential development within the established parts of Hamilton

10 Newspaper articles

Hamilton East heritage planning gets under way
Eastsider
11 April 2008

- HCC begins its work to look at historic Hamilton East. Examining the area's character homes and formulate a proposed District Plan Variation for their protection
 - Property section
Waikato Times June 21, 2008

11 Hamilton Community Profile

Information about your local community

- Information is based on the 2001 Census, the 2001 Household Expenditure Survey and the NZ Business Demographic Statistics
- My Community. Community Profile for South East Hamilton 2006

13 Map and data tables

Database: CAU's

- 2006 Census Data showing Age of Residents in Hamilton East and Main Means of travel to work

14 Block Inventory

Map and Aerial photos

- Map and Aerial photos of Hamilton East

