

# Hamilton City Council

## City Heart Revitalisation Project Results of Consultation

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Quality Assurance Statement	
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# Hamilton City Council

## City Heart Revitalisation Project

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## 1 Consultation Process

There has been a significant amount of consultation with the community, associated with various Central Area projects including *CBD 20/20 Future Vision* (Priest Mansergh Graham Landscape Architects and Bloxam Burnett and Olliver, 2005), *Hamilton CBD Concept Design* (Wraight and Associates, 2006) and *Hamilton's Heart – a Strategy for the Future* (Hamilton City Council, 1991). The community consultation undertaken as part of this Hamilton City Heart Revitalisation Project was designed to build on previous consultation and confirm that either community concerns and issues remain the same and have not substantially changed or that community concerns / issues have changed over time. Consultation associated with the Hamilton City Heart Revitalisation Project was not intended to start from scratch, but build on previous consultation and confirm whether those issues still exist.

For this reason, the most appropriate consultation mechanism was targeted community workshops. This ensured that a range of stakeholders could be involved with meaningful outcomes. The stakeholder groups identified are as follows:

- Retailers
- Business and developers
- Youth
- Residents
- Eastside businesses
- Community, arts and culture
- City safety

Workshops with these targeted groups were held over three days – Tuesday 13<sup>th</sup> November 2007 through to Thursday 15<sup>th</sup> November 2007. Each workshop ran for 2 hours and began with an introduction to the project and the study area. The second part of each workshop involved breaking into small groups and identifying not only issues in the study area but also possible solutions.

## 2 Consultation Outcomes

Given the different focus of each stakeholder group, the outputs from each group varied, however there were a number of common themes. A full record of the outcomes is contained in Appendix \*. The common issues and solutions are listed below. The italicised comments are direct quotes.

### General Comments

- Need to think more strategically rather than a quick fix for current problems
- Need to design for future as Hamilton is evolving rapidly.
- Need something that will make Hamilton stand out.
- Hamilton is not boring but needs to change its image as a "hick town"
- Precinct concept supported

- Need to plan for significant population growth
- Need for high rise city living for variety of reasons including vibrancy and transport efficiency

*"What's good for the CBD is good for wider Hamilton"*

## City Environment

Is it working?

- Hamilton not friendly for elderly or children
- Not friendly for tourists
- Safety - big risk having to park some distance away and walk at night (eg restaurants)
- Value the river because it goes through the heart of the CBD

Can we solve these?

- Protection of river bank, and retain the big trees along the edge
- Need to turn to face river and increase usage of it
- Lighting very important – there is a need for more lighting to reduce crime, but retain the character

## Identity

- City doesn't reflect anything about identity including multi cultural makeup
- Highest youth community in the country yet doesn't have anything to reflect this
- No facilities for people under 18 (other than a bar)
- Bringing the wrong type of people into town which is affecting safety
- Certain bars can attract different clientele
- Need to address gateways into CBD

*"It is all about balance"*

## CBD Activities

*"Why do people come into the city?"*

- Mix of uses eg tables on footpaths are not suitable for wheelchairs or pushchairs
- More prescriptive District Plan, requiring self servicing 24hr activity eg retailers / restaurants on the bottom with residential above
- Need activities for younger people – nothing for them to do except drink
- Casabella Lane, works really well – quirky and is only functional during the day
- Foot traffic is the key to activity
- Victoria St is at times a dead space – system to encourage small business to begin at Victoria St (incubator)

*"Suggest 6-10pm on Friday and Saturday nights during summer shutting off Victoria and Hood St so they can put their tables out on the road"*

## Events

- Hamilton needs to be prepared
- Thinking outside of the square eg package up art and other activities at the same time as V8's. Wives might accompany the lads to the V8's but she might want to do other things
- Needs a marketing / events manager

*"Get it right for tourists and it will be right for businesses & community"*

### Arts / Culture

- Heart of CBD should reflect the artistic side
- Visual arts under-resourced
- Needs more public art, should be a priority
- Expanding aesthetic experience
- Needs to acknowledge culture. Has fastest growing urban Maori population yet there is nothing to reflect this around the CBD.
- Want to celebrate other cultures too, not just Maori
- Use old Warehouse building as an art gallery. The proposed art gallery is too far out of the way at the far end of town
- Promote Waikato as a hub for arts (destination point)
- More galleries developed in a art precinct - create amalgamations of arts facilities
- 1% of cost of development has to go towards public art - tangible
- Tradeoffs to allow public art or environment betterment

*"Hamilton needs to celebrate what it does have, no carrots or trout"*

### Garden Place / Civic Square

*"we should love to be in Garden Place..... but we don't. Why??"*

- Safety issues both day and night
- The people that hang around
- Isn't attractive
- Doesn't flow, too many disjointed walls / barriers
- Peace wall isn't inviting, particularly the people that hang around it
- Used to provide a function but no longer does that
- Focal points have been taken away from Garden Place, it used to be a fantastic place for open theatre but there are no lines of site for theatre
- Poor lighting, inadequate seating
- Became dead after 5pm in Garden Pl
- There's nothing iconic

*"other areas have captured all the activities leaving the civic area as a bland space"*

### Structural Solutions

- Extra lighting
- Removal of walls / barrier to increase security and permeability
- Increase lines of sight
- Restful areas retained
- Interactive sculpture for children
- Connect Civic Square and Garden Place
- Open up Council's buildings into Garden Place / Civic Square
- Creation of a stage or amphitheatre suitable for performances

*"Turn the concrete wall into water feature linking Garden Place with the River"*

### Event / Activity Solutions

- Themed markets on the weekends eg native food

- More programmed activity during lunchtime eg paid professional buskers, street theatre, speakers, public performers, theatre promos, Christmas lights, jazz festivals
- Bring students in to give vibrancy
- Active frontages around the edge
- Key Council buildings – civic and library
- Hood St have rally cars, Anglesea St has Santa Parade, why nothing for Garden Pl?

*“Make it a people reactive place”*

*Can it be a night AND day space??*

*Is a place / event manager the key?*

### **CBD Rooding / Parking**

Issues:

- Congestion – contributing factors increase trains
- Lack of parking – not enough, not long enough time, too expensive
- Not getting enough foot traffic → need some quick fixes

*“Hamiltonians want to park outside their door and don't want to walk”*

Solutions:

- Not everyone needs/wants a ¼ acre
- Connections within and outside city  
Suggestions include tram / monorail / light rail / ferries / walkways / cycleways / water taxis / skytrains / shuttle buses
- Public transport loops linking key features
- Narrow street and widen walkways
- Want Council to subsidize parking so its cheaper / free BUT compromises success of public transport
- Different transport means at different times eg no cars in the city during the day
- Loop public transport is great for every day use, but for events/crowds walking is the only way

*“Spokes with a park and ride at the end of each spoke”*

- Flexible Parking requirements, business decision could be made as to how much parking is appropriate in town - it is a commercial decision!

### **Challenges / Threats to CBD**

Retailers are moving to Te Rapa because its cheaper

Small officers <10 employees are moving into residential areas

How do we address this?

- Incentives to use existing buildings – reuse of buildings is not encouraged, challenges with carpark requirements.
- Suggest relaxations of carparking requirements for re-use of buildings to discourage empty buildings.
- Easily accessible design for all parts of the community eg pavement, gradient, streetscape
- Different parking requirements for each precinct

### **Residential**

How do you get people to live in the CBD?

*"For the price of a nice apartment in town, could have a very nice town house 15mins away from CBD in the suburbs"*

- Cheaper rent on the edge of town, cheaper land, easier parking
- Lack of high rise zoned land
- Not everyone needs/wants a ¼ acre
- Melbourne incentivised people to live in town, incentives for developers to fill the buildings and change from commercial to residential

### **Riverside Reserves...the dichotomy**

By day: High usage of people having lunch

By night: Park is a danger zone, top location for rapes and beatings

The good: Highly valued walkways alongside the river

The bad: River walkway are in a poor state, and security needs to be addressed urgently

*"Hamilton needs to sort out what it wants from its river – private, secluded oasis or public domain"*

Need to lift and thin canopy of river trees to improve safety but a lot of people value the trees.

*"Perhaps have sections of river for different purposes"*

### **Opoia**

- Lack of response due to high level of tenanting rather than owner/occupier
- Is the only area of flatter land in close proximity to the CBD
- Delineated by river banks
- Opoia is a central destination in its own right rather than a thoroughfare

### **Claudelands**

Issues

- Character is boutique style (*with the exception of Repco!*)
- 30min carparking doesn't meet needs of older clientele
- Strangled for carparking, especially with events
- Taxi ranks in the suburbs?

Solutions

- Needs to create and maintain a unique character
- Future is intimately linked to events centre
- Retail restricted to street frontages
- Creating more lanes and boutique style

*"Claudelands Events Centre can't be stand alone, needs infrastructure around it like offices, high density residential"*

### **Sonning Carpark**

*"Not more pollution, not more traffic, not more noise"*

Future uses need to be compatible with residential

Suggestions include hotel, park with sculptures, park and ride

### **Eastern Roding**

- TRAFFIC! PARKING!
- Lack of carparking available when events are on
- Suggested that O'Neil St needs to be pedestrianised or designed to slow traffic
- Thoroughfare for Hood St party goers → suggest pedestrian link but well lit with an identified pathway home
- Priority flow of traffic in morning and night
- Footbridge on existing bridge with vehicles underneath on a new bridge
- Symmetrical straightforward link required through Claudelands

### Eastern Environment

What makes this place special?

*"Centre of city but doesn't feel like it, not as much noise, more trees"*

- Lots of trees, residential, leisure side to contrast with the other side of the river (industrial, commercial)
- But there are some issues: bottles being thrown into back yards, vandalism
- Trees drop leaves
- Not always safe

There was a feeling in all the workshop groups that the two sides of the Waikato River were very different in character and there is a need to retain this difference. This concept is expressed well in the quote:

*"Don't try to merge the city, keep unique identity of this side of the river. Make it a journey between 2 places rather than just merging"*

## 2.1 Summary of Consultation Outcomes

The issue of traffic was raised numerous times, with particular reference to parking. There were many who felt that there was not enough parking and that parking was too expensive. Many residents listed this as a disincentive to visit the CBD and preferred to visit The Base or Chartwell because of the ease of parking and the parking is free. Retailers also listed the lack of free parking as an obstacle to the retailing success of the CBD. In contrast, developers felt that the parking requirement in the District Plan were an obstacle to development – particularly preventing redevelopment of heritage buildings where there is no parking.

The banks of the Waikato River tended to polarize people – some people really value the trees and do not want the banks opened up through removal or trimming of trees. In contrast, other people considered that the trees made the river walkways unsafe due to the inability for natural surveillance. This feeling of "unsafeness" limited people's use and enjoyment of river walkways.

Casabella Lane was mentioned numerous times as a desirable environment for living, working, shopping and eating. People considered this a successful development and wanted to see more developments like this.

Everybody had an opinion on Garden Place / Civic Square, emphasizing its important role in the CBD. Most people considered that the problems stemmed from both structural issues (eg walls segmenting the space) and the lack of organized activities (eg jazz festivals, public performances etc). Many felt that the issues associated with Garden Place were symptomatic of issues in the wider CBD. Many considered that an activity / events

manager is the key – not only for the central area but Hamilton as a whole. Many people felt that Hamilton had really “missed the boat” with the rugby tour by the Lions and that Hamilton did not show case itself enough during this event. There were suggestions of the need for complementary events or tours for partners / wives, particularly with the upcoming V8 street race.

### 3 Comparison with Outcomes from Previous Consultation

Many of the themes expressed during this consultation are similar to previous consultation outcomes. Common themes included the need to address parking in the inner city, safety, improved lighting, redesign of Garden Place to make it safer and more functional, create links between the CBD and the Waikato River, address traffic, increase activity in Civic Square improve access for disabled, and create more / better public transport options. Given the recent rugby tour and the upcoming V8 street race, there seemed to be a lot more awareness during this consultation of the need to show Hamilton off. There is also more awareness of the need for management of events and coordinating complementary events.

There was also an increased awareness during this consultation for inner city apartments / living and an appreciation that residential apartments in the CBD add to the vitality and activity. By inviting developers to the targeted workshops, many reasons were explored why CBD living has not flourished. Some of the reasons for this include parking requirements and the parking rules in the District Plan, difficulties in redesigning historic buildings, affordability of apartments when compared to the price of suburban sections, and culture. In many cases, suburban sections with a backyard are more affordable than inner city apartments. In contrast though, Casabella Lane was raised many times as a very successful example of apartment living and there is a very large waiting list for people wanting to live there.

Members of the community participating in the City Heart consultation process appeared to truly understand how critical Garden Place / Civic Square is to the success and vibrancy of Hamilton’s CBD. In all workshops it was identified as somewhat of a priority and needs not only structural changes but programming of events and an increase in the level of pedestrian activity.

## Appendix A HCC Staff Workshop

*29<sup>th</sup> October 2007*

Comments during presentation:

1. Uses (buildings, public spaces, events)
2. Movement (parking, vehicles, pedestrian)
3. Character (identity)
4. Governance (management and implementation)

Group 1 – focussed on Garden Place

Garden Place – do see as civic location, centre of town. Imp to recognise that function.

Poor issues – lot of barriers to walking including concrete barriers, on side of buildings and blocking routes

Not attractive for people to linger – walk through function at the moment

Shop frontages currently there are not attractive

Barriers to egress and ingress

Squeezes at corners and sides, barriers to carpark entrance

Undesirables hanging around

Lot of crime

Type of retail activity doesn't lend itself to people hanging around

Need to encourage right style and mix of activity

Want to be able to use it during day, night and weekends.

Saw it breaking up into zones including civic, central café, auditorium space (art and culture), tried to link walkways (particularly to river, connections to Wintec via airwalk to enter top of library → civic → Wintec, improving entries, linking to public transport centre.

Group 2

Movement

Hub Garden place

Linkages to higher level promenade

Pedestrian / cycleway to Sonning carpark but needs to change to café, or hub function

Linkages to Claudelands – monorail? O'Neil St is "it" due to the surgery required for Claudelands Rd

Having parking round periphery of a smaller CBD

Linkages past Riff Raff

Walkway on true right of River Bank to link to Hamilton East

Top end of O'Neil St changing to businesses, perhaps encourage this and include mixed use with residential

Library opening up because it is too obscure enclave

Mixed use around Garden Place

Retail needs to draw activities

Council ground floor doesn't work for Council and nothing to draw people there – need to be more imaginative

Group 3 – focussed on Garden Place

Characteristic is 140,000 but doesn't compare to Auckland or Copenhagen. How to create vibrancy?

Try to increase population density of central area

Move the Regional Council building into CBD!

More high rise apartments into city centre – where do we get people from? Can't just create them!

As the suburbs grow, it's killing the centre

HCC needs to lead by example and revitalise corporate grey into something else

Opening up the HCC building, making a glass box for employees

Moving entrance of carpark into Ward Street or Anglesea St

What is the strong character you want to create? If it is Garden Pl, where if the garden?

Need to bring people in not keep them out.

Stage 2 Hood St to Collingwood St and take the cars out. Create loud eating area and make Garden Place the quiet eating area.

Aggressive connections to the River – time to make it happen and take out blocks / buildings.

Group 4 -

Monorail or cable car

Identified 4 precincts – WIFY, arts, information and Sonning carpark, events centre (mono rail starts) all connected by transport link

Tie all things together but individual identity of each

Need to focus on eyesight being more visible – with activities for kids, boutique, free parking on weekends, link through to Wintec, canopies, access to River, better lighting, involving artist in design of Garden Place to develop an experience.

Attract people there.

Group 5

Character for Garden Place – lively, residential at upper levels for passive surveillance, consistent theme of façades, big screen to act as focus for town.

Issues: low quality shops, more linkage with PT, link to River, clear pedestrian ways and internal structure to provide eating places, more shared areas rather than restaurant designated areas, Council to be more active in managing spaces.

Council buying buildings and managing peripheral activities, security and maintenance, Civic Square is blocked off and empty edge all the way around – no reason to go there apart from going to Council. Need Farmers Market there.

Would like to see higher quality shops, playground, amphitheatre, grass trees, and views to River

Need to make River walks safer and more open on both sides

### Discussion

Everyone wants better uses around Garden Place (not \$2 shops!!)

Botany works so if you can control the speed of traffic through the middle, it can work.

Change the opening hours of the shops eg 10am-7pm

Capturing people after work → changes atmosphere of the area.

Somebody employed by Council to concentrate on generating business in this area / town centre coordinator (business champion??)

Not going to get people doing their shopping in the CBD when you have to pay Wilson carparking fees – this deters people

Other option is it has to be worth the carparking \$\$ to come – experience

Loop around the centre is not bringing people in

## Appendix B Workshop with Residents

*13<sup>th</sup> November 2007*

Issues:

Carparking

Lack of response from Opoia residents may be because the high level of tenancing rather than owner/occupier

Traffic

What made their side of the River special

Lots of trees

Centre of city but doesn't feel like it, not as much noise, trees

Connection with city – minimise pollution noise traffic => tram / monorail

Less concern about where people park, reduce cars

How to make it a nicer place to live in future => ferries along and across river eg Brisbane

Maintain trees really imp't eg Paris

Lighting very important => want more lighting to reduce crime, but less modern style more quaint

Sonning Carpark => not more pollution, not more traffic, not more noise. Don't want it ruined by building. Need to make barrier between residential areas, make it resident friendly. Make it a park eg Albert Park with sculptures

Other idea is quaint shops with lanes, so people can enjoy.

This side of the river is residential, leisure side to contrast with the other side of the river (industrial, commercial)

Need to think more strategically rather than a quick fix for current problems

Walkways and connections with city – connection with gardens, along river, across river, compatible with cycleways

Tram under bridge so not an eyesore and direct link to bus station

Don't try to merge the city, keep unique identity of this side of the river. Journey between 2 places rather than just merging.

Park idea really strong. Lot of people sit down in park by River to have lunch so increase this kind of usage.

Whatever happens to Sonning carpark, Hood St is where party goes go and want it to remain this way. Don't want this kind of activity on this side of the River.

Walkway down O'Neil St encompassed by submission, good lighting, security cameras,

Like the idea of tram station with café, catch tram to work

Put another concrete carpark to access tram (park and ride)

O'Neil St needs to be pedestrianised – maybe chicanes? Other options closing one end of O'Neil St, close River Rd to cut in half

Residents near gardens are concerned about bottles being thrown into back yards

4\* hotel on Sonning Carpark

Pedestrian bridge

Hood St party goes pedestrian link but well lit with an identified pathway home

Water taxis from North Hamilton

Jetty or terminal around town – how to get them up river bank??

Priority flow of traffic in morning and night

Garden place needs extra lighting as is security risk, needs nice seating so you can have lunch without having to sit on grass

Paid professional buskers

Update water feature

Keep paddling pool for kids

**Concrete wall turns into water feature linking garden place with river**

Market on the w/end, good quality stalls with themes / events eg wine and cheese, native food

Light rail or mono rail to University and gardens, Hood St the happening end of town, the events centre.

Need to design for future as Hamilton is evolving rapidly – can't afford to be small thinking.

Need something that will make Hamilton stand out. Hamilton is not boring but needs to change its image as a "hick town"

Get people through O'Neil St quickly, use travellators

Bowl trees on O'Neil St because of leaves etc. – they need to be managed.

Need to get rid of overhead powerlines esp as they go through the trees

Bikes available because Hamilton is flat, although roads are dangerous at present.

Park is a danger zone as you can't walk thru after dark – top location for rapes and beatings

Need to narrow street and widen walkways

Where can you go in Hamilton to let dogs off lease where they won't run away?

Claudlands village is going to be affected by anything that happens at the Events Centre. Character is boutique style with the exception of Repco which doesn't fit.

30min carparking which is insufficient. Clientele is older and is concerned that parking is not long enough.

Possible solution is parking meters to let them park for longer.

Strangled for parking – great to see the events centre but what are the implications for parking?

Why are there taxi ranks in suburban areas? Taxi drivers are using it as a rest area. Taking parking areas away from retailers.

Fonterra trains with 40+ carriages is causing traffic congestion – needs an underpass to separate trains from traffic

Retail needs to be restricted to street frontage as inappropriate for commercial zone to not have street frontage.

Ok to have residential behind.

Parking is a real issue.

The location of the van der Drift Motors as a hotel would be a good thing due to proximity to rail link

Hamilton needs to be designed around the rail links

Bad traffic congestion at 7.50am and 3.10pm due partially to freight trains combined with heavy vehicle traffic

Garden Place is not a safe place at night

Peace wall isn't inviting, particularly the people that hang around it

Success of this area depends on landlords and getting activity in there eg restaurants

Concrete wall, make it a hanging garden of Babylon

Do a footbridge on existing bridge with vehicles underneath on a new bridge

## Appendix C Workshop with Retailers

*14<sup>th</sup> November 2007*

Consider alcohol outlets

Need activities for younger people – nothing for them to do except drink

What's good for the CBD is good for wider Hamilton

Hamilton not friendly for elderly or children so not successful

Not friendly for tourists

Parking issues

Cost of parking eg free parking at Te Rapa

Inadequate number of carparks and closes at 6.30pm

Shortage of carparks at midday and dinner time

More prescriptive District Plan, requiring self servicing 24hr activity eg retailers / restaurants on the bottom with residential above

Want Council to subsidize parking so its cheaper / free → beneficial for families BUT compromises success of Public Transport

Safety → big risk having to park some distance away and walk there at night (eg restaurants)

Shuttle buses that go every 5 minutes so you're not waiting long

Suggest turning Kmart site into carpark as it is central

Look and attitude of parking wardens

What about ferries eg Brisbane. Cheap, fun, convenient and cheap

Need a parking strategy

As retailers, should be promoting other forms of transport

Retailers in malls are not getting enough foot traffic → need some quick fixes

Question how many ppl actually want to do their shopping in town???? Wouldn't they rather shop closer to home

Policies and rules need to be fine-tuned for each precinct as they are all quite different

Cheaper rent on the edge of town due to cheaper rent, easier parking

How to get tourists into town?

Ppl come into the city by bus but once in, they can't get out and about to experience the city

Events in Hamilton eg rugby, only other activity is drinking alcohol

Package up a whole lot of art and other activities at the same time as V8's eg wives might accompany the lads to the V8's but she might want to do other things

Info centre in the wrong place and isn't attractive

What works well?

Arts zone, especially the way its opened up to Hood St. Could be a feature to draw ppl into the centre

Park and ride with shuttles – would rather see this than increased parking

Different transport means at different times eg no cars in the city during the day, open it up to cars at 6.30pm eg London

Spokes with a park and ride at the end of each spoke

Needs a marketing / events manager

Lions / maori rugby events were a disaster. Guests couldn't get to the bar, couldn't get taxis, couldn't get home. Hamilton dropped the ball on those events. Main street couldn't cope with volume of ppl. V8's will result in 4-6x the normal ppl in town

**Suggest 6-10pm on Friday and Saturday nights during summer shutting off Victoria and Hood St so they can put their tables out on the road**

Napier example where they kept cars but slowed them down

Other option is blocking one side of Victoria St off to still allow access

CBD shuttle service needs to reverse direction so ppl don't have to cross the road

Bringing the wrong type of ppl into town which is affecting the safety

Want to bring street theatre, buskers, entertainers back into civic square

Concrete walls need to be bowled

Students need to be brought into the CBD to create vibrancy eg Palmerston North square

Certain bars can attract different clientele eg Rodeo Rodeo brings in 50+ yo and changing the demographics

Its all about balance

Reaffirm 20/20 inc having information centre in the middle, remove concrete walls to improve sightlines to Council

Need to improve lighting in Garden Pl

Can it be a night space AND a day space?

Theatres doing promos of shows coming up in the CBD

Idea of precinct is supported

Why isn't Waikato promoted as a hub for arts? More galleries developed in a huge art precinct

Disabled carparks are not being used – do we have the right policy for disabled parking requirements?

Get it right for tourists and it will be right for businesses and community

Need to address gateways into CBD

*15<sup>th</sup> November 2007*

Central city retail is vital  
Noticed decline of central city  
Decline in w/end turnover  
Retail centre used to be golden mile but now only a couple of blocks  
Garden PI could extend across Victoria St  
Turn Victoria St into a couple of cul de sacs  
Garden place needs to be opened up  
Safety, poor lighting, inadequate seating  
Information centre in transport centre should be located in Garden PI – what about front of library  
Playground for kids  
Noise control is an issue for residents living there eg street cleaning machines  
Sunshades in Garden PI  
Not enough parking and too expensive  
W/end parking – why can't this be free?  
Stage for bands to play  
Shopping hours uniformity eg open until 6pm every day, longer Xmas shopping hours  
need for business / retail association to be resurrected

Get on with it!

Don't waste money on expensive pavements  
Council to manage central retail events

Don't like:  
Became dead after 5pm in Garden PI  
Design of fountain is outdated  
Traffic flow is both liked and disliked on Victoria St  
Need the right mix of shops that make you want to go there

Did like:  
Vibrancy at lunchtime  
Green areas, one of the few places that are  
Safe but not sterile  
Is still the heart of the city

Need to come up with a classic design that won't date  
Interactive public art  
Consistency with other parts of town centre eg branding  
People come for food culture so Garden PI needs to respond to this  
Much easier to go to northern Hamilton, need to stop the migration of businesses out there  
Need high density housing to keep people in town  
Sustainable transport  
Late night shopping night in town with free parking  
Hamilton is "bitty" and disjointed, not cohesive

## Appendix D Workshop with Developers

*14<sup>th</sup> November 2007*

Opoia is only flat area of land in close proximity to CBD  
Value to the river because it goes through the heart of the CBD  
Value the walkways alongside the river  
Already got a spreadout CBD with gaps, don't want it jumping the river yet  
Needs a growth spurt to make it happen  
How do you get ppl living in the CBD? For the price of a nice apartment, you could get a very nice detached house with land in the suburbs  
Lack of high rise zoned land  
If there is significantly more ppl coming by 2025, Council needs to be in tune with this growth through zoning  
There is a marked increase in demand for high rise living in last 10 years  
Estimates this trend will increase in the future.

Opoia is a central destination in its own right, rather than an area of Transit  
Flat but no high density  
Hamiltonians want to park outside their door and don't want to walk  
Ppl will pay \$1 per day more to park 100m closer to town in farmers carpark  
Need to change mindset to get ppl walking  
Symmetrical straightforward link required through Claudelands  
Loop PT is great for every day use but for events / crowds, walking is the only way eg Wellington cake-tin, wide concourse gets ppls out of there very quickly

Rugby events have a different timed peak  
Traffic calming zone on Victoria St – pedestrian friendly  
Retailers need to be supported during the day time, numbers are well down over last 10 yrs  
Number of pedestrians are declining in town → need to encourage ppl to come in the daytime and spend \$\$  
Reduce Victoria St to 2 lanes instead of 4 to increase pedestrian environment, boulevard environment  
Like Casabella Lane, works really well – quirky and is only functional during the day. Hums at lunchtime on a sunny day

Some interest in re-establishing a retailers association  
Melbourne incentivised ppl to live in town, incentives for developers to fill the buildings and change from commercial to residential  
1% of cost of development has to go towards public art – took 20 years to get traction tho  
Retailers are moving to Te Rapa because its cheaper  
Small officers <10 employees are moving into residential areas  
Lack of parking is stifling development in CBD  
Guidelines to be flexible, business decision could be made as to how much parking is appropriate in town → it is a commercial decision!  
Te Rapa straight 1000m<sup>2</sup> gfa + 50 carparks – Council won't allow smaller gfa's in Te Rapa  
Need to encourage business for daytime activity rather than Te Rapa  
Ppl would rather work in CBD for amenity but its too expensive

Hamilton needs an asphalt plant but there needs to be the right location. Do need a place for dirty industries  
Incentives to use existing buildings – reuse of buildings is not encouraged, original use hasn't got enough  
carparks so new use can't establish. Suggest relaxations of carparking requirements for re-use of buildings to  
discourage empty buildings.

Shouldn't have carparks on-site for pubs

Carparking requirements are stifling development – some buildings empty for 5 years

Need to get ppl into CBD

Living spaces and work spaces / offices

Change things so it becomes very easy for ppl to live in the CBD

Price apartments without carparks lower than those with carparks – let the market dictate

Why isn't residential happening in the CBD?

New evolving market for Hamilton

Cost factor – 4-600,000 apartments but for that price you could get a piece of and in the suburbs with carparks

Traffic hasn't yet gotten bad enough to encourage ppl to live in town or take PT

No good examples of apartments at the right price – need one god example to show how it could be done

We should love to be in Garden Pl.....but we don't. Why???

Suggest creating a place manager to activate the space through activity and ensuring right combination of uses

What does energy look like?

Should Council own some of the buildings around Garden Pl and develop it themselves? Then Council could  
establish the uses they need.

More than just buildings, it's the programming of activities eg events, Christmas lights, jazz festivals

Can't forget that Hamilton CBD services a lot of satellite towns

Square isn't the most attractive space

Ward St entrance is the most heavily used entrance

Civic Square and Garden Pl should be connected rather than 2 separate spaces

How to bring the CBD into the CBD?

Hood St have the rally cars, Anglesea Pl has the Santa Parade, why do they avoid Garden pl?

Hood St have captured the recreation activities leaving the civic area as a bland space

Claudlands Events Centre can't be stand alone, needs infrastructure around it like offices, high density  
residential

Expanding aesthetic experience – needs to acknowledge culture. Has fastest growing urban Maori population  
yet there is nothing to reflect this around the CBD.

Feels that the stadium has very strong evidence of Maori culture

Want to celebrate other cultures too, not just Maori

Levies and development contributions are too high and don't leave anything for culture or art. Like the idea of  
1% contribution as its very transparent

Want to see something tangible as a result of contributions and levies

Tradeoffs to allow public art or environment betterment

River walkway is in a poor state, and security needs to be addressed urgently

Hamilton needs to sort out what it wants from its river – private, secluded oasis or public domain. Need to lift  
and thin canopy of river trees to improve safety but a lot of ppl would object to this. Perhaps have sections of  
river for different purposes.



Council owned area behind Arts Post as a viewing platform to watch the river  
Real need for inner city apartments for upwardly mobile, no children tutors at Wintec  
Mix of people and tolerance to younger ppl, alternative groups, edgy,

## Appendix E Workshop with Community and Arts

*14<sup>th</sup> November 2007*

Surreptitious removal of trees by Council

Not impressed with Hood St, lights are inappropriate

What to create amalgamations of arts facilities – destination point for whole of Waikato

Focus on visual arts which is under-resourced, also need rooms available for community groups

Protection of river bank, must not destroy it and must retain the big trees along the edge

Need to turn to face river and increase usage of it

Heart of CBD should reflect the artistic side

Hamilton needs to grow artistic

Make sure that whatever happens is easily accessible for all parts of the community – if it is accessible for ppl with disabilities, then it will be accessible for the entire community.

What sort of pavement, gradient, streetscape

Need to remember acoustics as most ppl have hearing disabilities

Loops for hearing disabilities in all public facilities

Majority of students are 18-22 years old @ Wintec creative arts

Interest in the revitalization of Wintec

Acoustics in buildings need to be excellent

Suggest using the old Warehouse building for the art gallery. The proposed art gallery is too far out of the way at the far end of town

Brings more ppl in, and great connections with Wintec and opportunities for open air art in Garden Place

Suggest that focal points have been taken away from Garden Place, It used to be a fantastic place for open theatre but there are no lines of site for theatre

Fountain is hidden and is not a focal point (good concept though)

Garden Pl used to provide a function but no longer does that

Make it people reactive place

Little things make all the difference – hot potato carts, Waikato Times carts

Have library displays outside

Speakers, buskers, theatre can perform but won't intrude on the restful area → need lines of sight from both ends to draw ppl in

Don't have cheap and nasty retailers – needs to have a different, unique flavour

Café culture in Victoria St → need to reconsider tables on footpaths. Is not suitable for wheelchairs or pushchairs. Need to delineate between café and pedestrians

Waikato River is sacrosanct

Hood St – used to use it but no longer because there is no parking

Garden Place

skytrain to link all facilities – University, Wintec, Claudelands and operating all the time

Garden pl for public performance, needs to make it work for performance

Events are very difficult to organize



Interactive sculpture for children, very visual but interactive  
Should be a library café which encroaches right into Garden Pl  
Love to see railway through to Frankton cleaned up as it is an eyesore  
Railway is a huge opportunity  
Victoria St still isn't working – suggest cars only one way, buses only the other  
Victoria St is at times a dead space – set up a system to encourage small business to begin at Victoria St  
(incubator idea)  
City doesn't reflect anything about identity including multi cultural makeup  
Highest youth community in the country yet doesn't have anything to reflect this  
No facilities for ppl under 18 (other than a bar)  
Hamilton needs to celebrate what it does have, no carrots or trout  
Needs more public art, should be a priority

## Appendix F Minutes from Youth Council

*13<sup>th</sup> November 2007*

### **Why don't they use Garden PI?**

Nothing to do

Residents complaining about noise from activities including live music

All food shops – need bigger variety

Needs free entertainment

Time zone

Needs free activities like a pool hall

Nothing to distinguish it from other areas

Chartwell is better – has movies

Parking is expensive

Need street theatre

There's nothing iconic

People from the south go to the CBD because its closer

Shops in town have deteriorated

Kmart centre is awful

### **How to make it better?**

Art sculptures

Event friendly eg stage (in a place that doesn't bother residents), amphitheatre

Better paving

Grass

Clean looking chairs, more seating

Upgrade fountain

Water features

Something unique

Tainui related eg the big carving in front of Novotel

Peace circle is ugly, add something to it or replace with a monument

Fix the dodgy access to Worley PI and Ward St

Make overhead crossing between Downtown Plaza and Centre Place

Let skaters use Civic Plaza

Facilitate chalk art

Some type of artistic tiled pattern in Civic Plaza

Lights in pavers on ground

### **Riverbank area**

Too many blind corners, unsafe and can cause collisions between users

Place to chill out, walk

Some parts too narrow for biking – needs widening

Need walking path to lead down to river

More lighting

Lots of lighting along the river eg lights festival



Along river – nicely defined café

Outdoors small café

Walk bridge with shops / restaurants

Don't commercialise river – environmental impacts / spiritual

Yellow walk around river as an event (Kowhai tree)

## Appendix G Community Workshop

*20<sup>th</sup> November 2007*

### **City Centre**

Get rid of Caro Street Carpark  
Keep trees and green  
Do more to protect trees inc identified key trees  
Encourage CBD living / apartment dwelling to achieve 24/7 activity  
Upgrade apartments to a higher standard  
Build apartments in appropriate places  
Need to vigorously promote carpooling

### **Garden Place**

Some landscaping, 3d effects, good use of plants and materials  
Regulate businesses and use of sites to ensure that they are complementary  
Need a higher standard of shop  
More boutique / specialist shops required to compete with bulk market (the Base).  
Peace wall has to go but relocate the tiles  
Take mini information centre out as it is ugly  
Open Council's "Reception Lounge" in to the square  
When shops open for business, they need to look open – illuminated, busy, funky....this includes the library  
Ensure shops are in appropriate places  
Incorporate shelter as the space can be a wind tunnel  
Water features are good – child magnet, entertainment, creation of movement  
Need more performances, multi use, inclusive space  
Space put aside for "youth" especially bikes and skateboards as these activities don't mix well with pedestrians  
Make it a safe space with lights, improved entrance to Carpark  
Make landlords more responsible for keeping the place tidy  
Lights need improving  
Keep the lawn in the middle  
Control outdoor tables  
The library needs an outdoor reading area  
Get rid of Visique and replace with a reading café  
Program concerts and films for screening  
Make it a cultural area – sails?  
Lunchtime concerts including jazz, wine, art, music, weekend, etc  
It is a dull disgrace now  
Integrate Civic Square with Garden Place  
Revitalise planting – colourful flower beds make it attractive  
Library should be open to Garden Pl  
Improve quality of street furniture  
Limit height of buildings to avoid loss of sun / wind tunnels  
Kids like the river feature  
Padding pool is an eye sore – high maintenance costs, broken glass,

Great environment for a break from work and fresh air  
Favourite place in the city  
Create an urban stream in Garden Pl  
Retail will be the only attraction for teenagers in Garden Pl  
Encourage events / activity in Garden Pl  
Needs a youth hostel  
Needs a significant piece of public art  
Ppl don't enjoy area because of the youth culture  
Permanent cover for events, family entertainment  
Ppl doing more interesting things  
Longer hours for ppl working in the city  
Airspace in daytime, events / coordinated activities  
Possible subsidising retailers to stay open (trial period) or discount on rates → siesta concept  
Perhaps have taller buildings in Garden Pl ...more people  
Inclusion of community arts gallery  
Utilise reception lounge – put in a window and use as a stage

## **CBD**

Locals are having more and more reasons not to come into the CBD  
Visitors are still coming into the CBD but they don't know where to go  
There are heaps of visitors in the CBD every day – help them park and educate them as to what they can do  
Needs sign boards at intersections Ward / Victoria Streets directing people from retail area eg Waipa Delta, museums, art, walking, river, accommodations. Visitors know nothing about what is available to them when they pass through Hamilton – shop for ½ day, wander around, could be enjoying the facilities in the city. They may stay longer and add to visitor nights. Quite an opportunity to influence visitor nights, they just don't know what is here.  
Pop-up sign posts showing “you are here”  
Tourists – need a flier showing where food, arts, transport places are for distribution in cafes, hotels, shops, public spaces, museums etc.  
Worley Pl and Ward St should be pedestrian only  
Like Hood St  
Character of building facades is ignored  
Retain character of existing buildings – should not be allowed to remove the name and date of buildings  
Memorable heritage parts of buildings which is rarely experienced  
Information should be central ie Garden Pl  
There are safety issues (perceived?) with public toilets  
Linear stretch is filled with variety of shops  
Victoria St being 4 lanes takes character away and encourages speed  
Encourage more movement around the south end of town on Sundays eg Farmers market in Hood or Knox St  
Wider footpaths needed  
Wintec Wall needs wider pedestrian area  
Wintec Wall needs to utilise media / graphics / arts  
Riff Raff square needs to be activated  
CBD needs more venues for music eg Yellow Submarine  
What is Hamilton's theme? Our history?  
Hamilton needs a theatrical facility, possible behind Artsport  
Hamilton needs to have stuff going ON

## Events

Partners and wives of participants don't come because there is nothing for them to do  
Rural wives would come as they love events, just bloody well organise an event!! Suggest an event for women in Hamilton, I call it "Indulgence Day" – two days of completely indulgent expo for women including chauffeured pick up limousines, free wine, coffee, waiters, fashion parades, massage, music, food, fashion, day spa, tie in complementary retailers around the city. Known within Australasia as a premium event honouring rural women's input into economy, social, cultural foundations of community: Lots of other blokey events which is great but pull together something for women.

Claudelands Bridge should be world class pedestrian bridge

Too narrow for pedestrians

High pedestrian pressure

Not cycle friendly

Need a separate bridge to accommodate cyclists, pedestrians and vehicles safely

Would be great to have cover over the bridge to protect from rain

Walkability across Claudelands bridge and across River Rd

Needs purpose built new bridge, connecting with a big area (Sunnyside) and walkway under bridge

Underground the trains – remove the "scar", free up land, extend Frankton Village

Run commuter system on trains

## Victoria Street

Remove the curbing, making it a shared space

Trams to follow free bus route

Extend the route of free buses

Get away from meter parking, encourage park and ride mentality

Reduced width enables easy crossing

Need places to open up so that we can see the river

## Sonning Carpark

Keep the trees

If you take parking out, you will need to compensate for it.

Green apartments with views of the river, quite different from CBD apartments

It is a comfortable distance to walk to work

Move closer to Claudelands Events Centre

Creates a reason for daily exercise

Boulevard cafes so you can sit back and look at the city

Residential / retail

## O'Neill St

Is a beautiful and pleasant street to walk

If this area develops further, is it the end of retail in the CBD?

Careful not to lose experience of place

## Claudelands Link

No biking facilities on bridge, need walking and biking



Open wide boulevard with access for walking  
Include walkway bridge across O'Neill  
Perhaps have a bus to take ppl into the city  
Free bus into city particularly for disabled (current bus misses important spots)

### **Riverside**

Encourage biking along the river as it is a great way to see the beauty of the city  
Bikeway not well signposted  
Gaps in vegetation would make the environment safer  
Better river signage to encourage the presence of ppl  
Possible have public art trail  
More lighting and activity along the river