

# FEEDBACK RECIEVED IN RESPONSE TO THE HAMILTON DISTRICT PLAN REVIEW

## DOCUMENT BIG PICTURE (Sept 2010)

### Residential Survey - Residential Quantity

#### Current Situation

Each of the residential zones has a specified minimum lot size and allows the market to determine the location and nature of residential intensification.

#### Option 1

The current approach of the District Plan.

#### Option 2

Identify specific target areas for intensification and development and remove infill opportunities in other parts of the city.

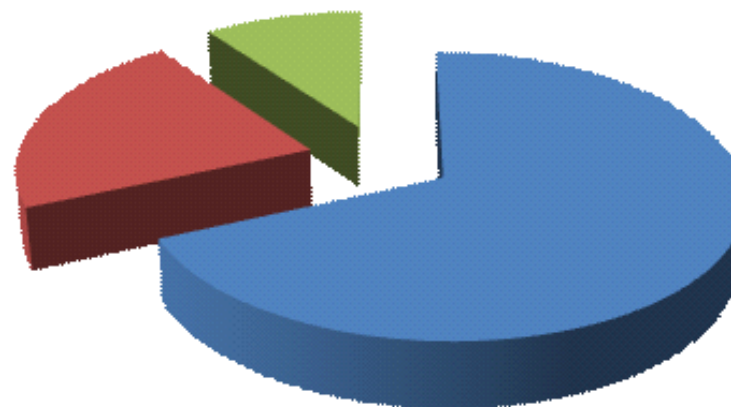
#### Option 3

Identify specific target areas for intensification and development but continue to allow intensification through incremental infilling throughout the city.

#### Feedback on what we are thinking so far:

Option 2 would best ensure that target densities are met; areas of intensification can be properly planned; future infrastructure can be programmed in advance of development; and the quality and amenity of existing residential areas can be protected.

Answer Options	Agree	Disagree	Skipped Question	Response Count
Response Percent	68.3%	21.7%	10%	60



■ Agree ■ Disagree ■ Skipped Question

FEEDBACK RECIEVED IN RESPONSE TO THE HAMILTON DISTRICT PLAN REVIEW  
DOCUMENT BIG PICTURE (Sept 2010)  
Residential Survey - Residential Quantity

## Residential - Residential Quantity

Comments
<ul style="list-style-type: none"> <li>Hamilton has an opportunity to build smart before blowing out to a sprawling urbania like Auckland.</li> <li>Intensify CBD and secondary centres.</li> </ul>
<ul style="list-style-type: none"> <li>Add progressively additional intensification zones close to the CBD in light of the growing realisation of the effectiveness of such zones.</li> <li>Require amalgamation of titles to allow for group-housing (apartments, terraced housing etc on large areas of land).</li> <li>Place a bar on the current practice of traditional plots (1/4 acre) being totally covered with apartment blocks, as exists now at Five Crossroads.</li> <li>Infill city wide should be prohibited or strictly limited other than in exceptional cases when Council approval and reasons thereof are made public</li> </ul>
<ul style="list-style-type: none"> <li>Carefully manage residential areas to ensure we are not creating the slums of tomorrow. Don't support large concentrations of high density housing that could turn into housing mistakes that we see in England.</li> </ul>
<ul style="list-style-type: none"> <li>Make better use of the space already covered by our city</li> </ul>
<ul style="list-style-type: none"> <li>Proposal consistent with Policy 6.14 of the new RPS.</li> <li>There will be a need to balance residential intensification with the potential loss of open space, trees and historic heritage, as well as possible degradation of air quality, Council should include design guidelines that do not permit heating that is not a clean air heating system.</li> <li>Supports the aspirations and means by which the Council proposes to provide for growth — these proposals are consistent with the RPS.</li> </ul>
<ul style="list-style-type: none"> <li>Discussion highlighted the tension between protecting sense of community in existing areas and cost of developing greenfields.</li> </ul>
<ul style="list-style-type: none"> <li>Key to intensification is having some examples — do we really want the Clyde Street corner site in the CBD?</li> </ul>
<ul style="list-style-type: none"> <li>High density causes more social problems, especially in a society that is already relatively violent.</li> <li>Cheap solutions by short term profit real estate developers should be avoided.</li> </ul>
<ul style="list-style-type: none"> <li>Option 2, may provide the best possibility of producing good quality high-density housing and preventing the destruction of older areas of the city. Damage has already been done here due to lax regulations, and it is important that we salvage what we can, while planning for high-density areas that are close to public transport nodes, close to main business areas, and genuinely allow the "play-work-live" philosophy.</li> <li>Areas should be developed with some overall plan that includes adequate recreational areas and green spaces. Don't repeat the disasters of large cities in the northern hemisphere where high-density housing developments promptly became high density slums.</li> <li>Cheap, badly planned infill housing and inappropriate multi-storey developments in older suburbs have already started to lead us in that direction and we need to do something different very quickly.</li> </ul>
<ul style="list-style-type: none"> <li>Would like to see some new areas with a mix as near 5 Crossroads etc.</li> </ul>
<ul style="list-style-type: none"> <li>Disagree - Allow infill development in all areas of city.</li> <li>Provide incentives to focus development in certain areas.</li> </ul>
<ul style="list-style-type: none"> <li>No more permits for ugly townhouse blocks.</li> <li>Make the city centre a residential zone. That would bring it back to life.</li> </ul>

## Residential - Residential Quantity

<ul style="list-style-type: none"> <li>We do not support the removal of infill opportunities; current infill rules provide for increased density without the need to extend infrastructure. Council needs as much land as possible to achieve the target of 50% infill development.</li> <li>Support high density areas identified and where existing development can continue in a similar manner to now.</li> </ul>
<ul style="list-style-type: none"> <li>Option 2 supported as it aligns with FutureProof and HUGS.</li> </ul>
<ul style="list-style-type: none"> <li>Council may need to offer relief from development contributions or other financial incentive. Good design requirements for higher density housing will not be enough to convince potential developers to provide for this type of project.</li> <li>It is incongruous that most of the residential intensification areas are on the eastern side of the river when the CBD is on the western side. This will not revitalise the CBD. The Hamilton East intensification area (diagram 9) is contrary to Variation 20 which promotes larger lot sizes.</li> </ul>
<ul style="list-style-type: none"> <li>Option 2 - might get better development around nodes, getting too hard for developers - need something that motivates people to go into high density, i.e. the river, lake.</li> <li>Option 2 - difficult to identify specific areas.</li> <li>Option 3 - preferred - rules that produce outcomes.</li> </ul>
<ul style="list-style-type: none"> <li>Option 3 will better contribute to meeting growth targets of HUGS. Issues associated with incremental infill can be adequately addressed through an incentive system.</li> </ul>
<ul style="list-style-type: none"> <li>Redevelop housing in close. We don't need more low density, petrol dependant, outer suburbs.</li> </ul>
<ul style="list-style-type: none"> <li>Where is the long-term plan? Now is the chance to revitalise the CBD like in European towns — living close to activities. Call in the architects not the developers.</li> </ul>
<ul style="list-style-type: none"> <li>Leave the high rises and high density housing for the metro cities.</li> </ul>
<ul style="list-style-type: none"> <li>Hamilton has a unique culture that I would hate to see spoiled by high density housing, although I think there is definitely a place for it by the university.</li> </ul>
<ul style="list-style-type: none"> <li>Areas identified for increased residential density do not necessarily need to be areas zoned already for residential purposes.</li> <li>Possible areas for intensification could include land that is close to established centres that may currently have a commercial or industrial zoning.</li> <li>More efficient use should be made of established centres.</li> <li>Use structure plans to identify increased density areas and infrastructure investment plans and staging.</li> </ul>
<ul style="list-style-type: none"> <li>Allow infill development in all areas of city and subject to zoning - otherwise 50% infill could be hard to achieve, noting development is now very limited in Claudelands West and Hamilton East special character areas.</li> <li>Incentives to focus development in certain areas.</li> </ul>
<ul style="list-style-type: none"> <li>As mentioned by many, often good design can't be prescribed but it can be appreciated. It doesn't have to be complex but it does have to work. Too often residential houses are not orientated, insulated (existing houses) properly, functional or socially or environmentally beneficial.</li> </ul> <ol style="list-style-type: none"> <li>Promote good examples of residential development..... create future functional social communities. Tree landscapes, reserves etc can be incorporated into the design.</li> <li>Set broad design criteria i.e. the design must fit the landscape. Limit earthworks to natural contours (how much has been spent on slips within the city residential areas in the last couple of years? What is the cost of poor drainage etc? If the soil and contour don't fit with the design then sorry can't build it there. Look at Farnborough Drive area, houses built on peat or near peat with concrete floors! Many sections are swamplands, why were they allowed to build on it! Get tougher or we all pay the cost not</li> </ol>

## Residential - Residential Quantity

only financial but social and environmental. Some design elements in Australia have small build areas within subdivisions i.e. say 20% build area in location with other 80% of land as reserve! This also prevents us building on limited class 1 soils that we could grow food on.

3. Identify specific areas. All the facts must be considered, transport, existing infrastructure resources, shops, services, schools. Consult with those communities as there is likely to be intensive disruption for some time often not taken into account when these types of developments are undertaken.

- Identified sites should only be with full local community agreement and should take into account character and heritage areas particularly in the central city. For instance an 'intensification zone is indicated on Frankton- yet this is a character area.
- Agree but ensure full consultation with residents before any changes in classification are made. We already have problems with people buying in an area, assuming that they have a neighbourhood with larger sections, and low-rise single dwellings, then finding that a developer is able to install three double-storey apartments on the next-door section, thus destroying their privacy and all the reasons they moved there.
- It would be good to have some areas definitely classified as ineligible for infill development as that would give security for those who really want that style of living.
- High-density development should be structurally and environmentally sound, energy efficient, have adequate areas of private space and green space within the development, and look attractive. Avoid building high rise slums.
- I believe areas of intensification should be around existing service areas where residents (particularly older residents) can access shops, medical facilities, public transport, education, such as Chartwell Square, Waikato University, Ruakura, Rototuna, Five Cross Roads, Norton, Dinsdale and Melville Shopping areas, The Base.
- Restrict multi storied apartments down cul de sacs. Not everyone wants to live in an apartment block with no 'land'.
- Build multi storied buildings out in new subdivisions which have shopping complexes and a good public transport system. With buildings being built so close together, all new dwellings need to be built with good sound proofing and maybe there should be policies restricting the number of vehicles per dwelling to avoid cars parked all up the street on footpaths, verges.
- Sections under 730 m2 should not be subdivided. Too many otherwise nice streets have been ruined by residential intensification like block apartments (i.e. Thames St and Stanley St.). Intensification in Hamilton has generally resulted in low quality additional houses on the back of small sections.
- Depends on what intensification means - Dinsdale is terrible with its rows of duplexes and multiplexes. It's taken away the character of that suburb which was railway houses and big lawns. Real family quality.
- There is a serious danger of filling open spaces with housing. Open spaces are the lungs of any city and there have been times when there has been too hurriedly considered housing with insufficient thought or care.
- The amount of zoned, serviced land is sufficient for a population in excess of those estimated if appropriate intensification occurs
- Planning gives certainty to a range of interested persons.
- Quality and amenity of existing neighbourhoods are just as important - why should new residential areas get all the goodies?
- Too much focus on new developments not enough on quality and care of existing residential areas. Especially older or poorer areas that don't get any attention or upgrades from HCC?
- Is high density living classified as a "residential or non-residential activity"? Disagree with the development of high rise buildings, apartments blocks and multiple housing

## Residential - Residential Quantity

<p>complexes in our residential areas or in our communities. This type of development will have detrimental effects on the environment and the integrity of our city as a whole.</p>
<ul style="list-style-type: none"> <li>• Continue with the minimum lot sizes.</li> <li>• Redevelop redundant buildings into apartments (not heritage buildings.)</li> <li>• Coates St could be redeveloped. If there was a plan for the whole street, a high density ecovillage could be developed here or U-shaped apartments.</li> <li>• High density needs to be done well with well thought out designs that are people friendly, green, that encourage community and provide for the needs of the people who live in them. They can be beautiful and functional without costing the earth. Developers could develop the bits they were interested in off the plans developed by planners and architects.</li> <li>• Develop the CBD and Hospital area. Do not intensify in Hamilton East, Frankton Village, or Claudelands.</li> <li>• Intensify only on arterial roads, main routes.</li> <li>• Parts of Fairfield are fairly rundown and could be redeveloped to make it more attractive, safe and green. More trees would improve it.</li> <li>• Ensure that infrastructure matches needs — widen smaller residential roads, provide more parking on the sides of those roads, levy high-density complex-owners to remove rubbish.</li> <li>• Greenfields developments could include U-shaped complexes with communal facilities such as swimming pools, tennis courts, children's play areas, orchards, communal dining room and similar to create a real sense of community but also be reasonably intensive. The more people the bigger the communal spaces need to be. There also need to be good systems of maintenance, rubbish, etc and good communication channels for residents. Can be owner occupier or tenanted or a mix. They could be an eco village by taking a few more steps.</li> <li>• All developments need to have green features incorporated with good transport options, and connectivity to the local community</li> <li>• Do not think Greenfield developments should be just low density as this just encourages even more urban sprawl. Do agree high density developments have access to public space but this needs to be incorporated into the design and not just a bit of paddock converted into a park by council using the developer's contributions.</li> <li>• Design guidance needs to be compulsory, not voluntary. Unless this is done, developers will still use the cheapest options they can get away with. The majority are mainly interested in profit, not creating community or pleasant places for people to live in.</li> </ul>
<ul style="list-style-type: none"> <li>• Want to better understand what is intended and the implications for hospital activities if areas around the hospital are to be intensified.</li> </ul>
<ul style="list-style-type: none"> <li>• Support targeted intensification zones and believes some infill housing is still appropriate.</li> </ul>
<ul style="list-style-type: none"> <li>• I don't want to live in cramped close quarters with no sun.</li> </ul>
<ul style="list-style-type: none"> <li>• Proper high density developments are the way forward for Hamilton. But NZ developers do not build proper developments.</li> </ul>
<ul style="list-style-type: none"> <li>• Infill city where possible. Need good control of infill look and feel to fit in appropriately. Control Architectural rules - roof pitch, materials, detailing, etc</li> </ul>
<ul style="list-style-type: none"> <li>• CBD car parking areas should be top of the list.</li> </ul>
<ul style="list-style-type: none"> <li>• New housing needs 'quality' assurance.</li> </ul>
<ul style="list-style-type: none"> <li>• Not enough on quality &amp; care of existing residential areas.</li> </ul>
<ul style="list-style-type: none"> <li>• Old residential areas need attention and upgrades</li> </ul>

## Residential - Residential Quantity

- Oppose high rise apartments.
- Residents require certainty (as well as developers) as indicated in Hamilton East.

## Residential Survey - Residential Quality

### Current Situation

Residential amenity is addressed in terms of objectives and policy but where standards are limited to matters of bulk and location (height, site coverage, and setbacks, for example).

### Option 1

The current approach of the District Plan.

### Option 2

Require consent processes for comprehensive and medium density residential developments, with architectural and urban design matters listed as assessment criteria. Design guidelines would provide illustrations of acceptable solutions.

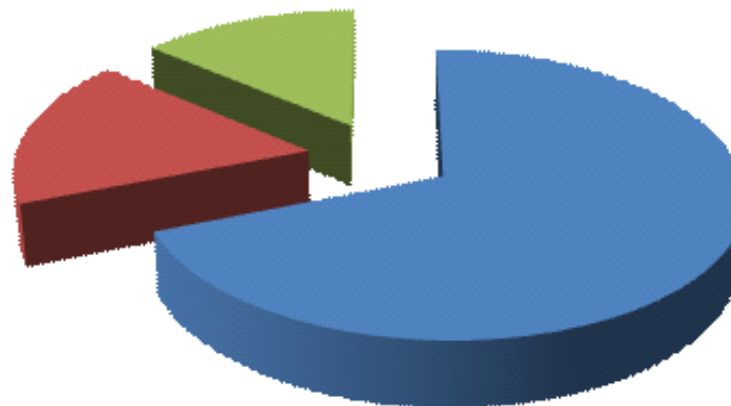
### Option 3

All new residential development would require a consent that included minimum architecture and urban design performance standards for all new residential buildings, in much the same way as current standards are set for maximum heights or minimum yard setbacks.

### Feedback on what we are thinking so far:

A combination of Option 1 and 2 would allow Council to better influence the architectural and urban design quality of development without being too prescriptive. This approach could be used in conjunction with design guidelines that help illustrate how to achieve high quality outcomes.

Answer Options	Agree	Disagree	Skipped Question	Response Count
Response Percent	69.0%	17.2%	14%	58



■ Agree ■ Disagree ■ Skipped Question

## Residential - Residential Quality

Comments
<ul style="list-style-type: none"> <li>If within the jurisdiction of council all housing developments, especially in intensification zones, should be subject to architectural review including building design, material quality to ensure longevity, sound proofing and general external aesthetics.</li> </ul>
<ul style="list-style-type: none"> <li>Medium density development needs to be universally accessible and go beyond the standards in the building code. "Life Mark Design Principles" should be adopted.</li> </ul>
<ul style="list-style-type: none"> <li>The use of design guides and assessment criteria for medium density or comprehensive housing is strongly supported. Detailed principles to guide development in the built environment, which addresses cumulative impacts over the long term.</li> </ul>
<ul style="list-style-type: none"> <li>There needs to be consideration around easy and safe access to outdoor living, especially within areas of intensification where the building footprints should not consume all the buildable space This option should allow for availability of space to develop community facilities such as community houses and community gardens.</li> </ul>
<ul style="list-style-type: none"> <li>Houses built too close together may pose a fire hazard.</li> </ul>
<ul style="list-style-type: none"> <li>High density housing developments overseas have become slums with huge social problems.</li> <li>High density areas should be well planned and soundly constructed.</li> </ul>
<ul style="list-style-type: none"> <li>Houses in Huntingdon/Rototuna all different but not! Need size and cost mix.</li> <li>Area enclosed by Discovery and Endeavour Drives provides an excellent mode with mix of small units for retirement, cheap housing and more expensive, side berms and planting of trees.</li> </ul>
<ul style="list-style-type: none"> <li>Design is key to a good outcome.</li> <li>The current high density standards do not promote a comprehensive approach and the outcomes are often less than desirable.</li> <li>There is no incentive for developers to build on larger blocks of land where they have the room to provide open space, trees, parking etc as well as housing.</li> <li>Current rules encourage multi lots on 800m2 sections that have little amenity and insufficient room for anything but units and driveway.</li> <li>The high density rules need to have more flexibility such as removing setbacks and height to boundary rules - these issues can be addressed in the urban design standards.</li> <li>Support the concept of a points based system similar to the green star system - the developers must have some incentive to do larger, multi level projects, designed in a comprehensive manner over several underlying allotments.</li> <li>Remove minimum lot sizes, service courts etc and replace with a more flexible system that can achieve a better outcome through good design. Minimum restrictions can cause bad design outcomes however they are required to provide certainty.</li> <li>Need rules with the ability to move away from the minimum standards if it can be demonstrated that a positive outcome can be achieved by alternative methods. This would work well with the points system. High density also needs location near open space areas.</li> </ul>
<ul style="list-style-type: none"> <li>Supports proposed option as this will allow Council to influence the architectural and urban design quality without being too prescriptive.</li> </ul>
<ul style="list-style-type: none"> <li>No 'box housing'</li> </ul>
<ul style="list-style-type: none"> <li>Design guidance should be mandatory.</li> <li>Make it so that the Urban Design Group is legally required to sign off on new high-density residential buildings before these developments can go ahead. Developers should be required to conform their buildings to the character of the suburb they are building in. Especially when building high-density units.</li> <li>Residential complexes ought to be built incorporating CPTED principles.</li> </ul>

## Residential - Residential Quality

<ul style="list-style-type: none"> <li>• Sustainable buildings, green buildings, green suburbs, development according to best current sustainable practice.</li> <li>• Eco-villages — sustainably designed, with layouts that encourage community-building, sustainable homes research being done by Wintec in their eco-village project on Avalon Drive may be helpful here.</li> <li>• Encourage developers and homeowners to consider buying housing designs and kit-set plans off them.</li> <li>• Require a decent amount of green space and planting on intensified lots and in redeveloped buildings.</li> <li>• Encourage more landscaping.</li> <li>• High quality building materials must be used. Ideally “green” health-promoting (non toxic) materials.</li> <li>• There are often noise issues with high-density development — require thick walls, soundproof windows.</li> <li>• Developers need to show that they have done everything possible to mitigate loss of privacy between close-by neighbours.</li> <li>• Regarding the situating of high density and intensification around areas of high amenity such as parks and the river: do not allow the new complexes to end up looking like the slums at the southern side of Steele Park. The complexes themselves should also contribute to the amenity of the green space near it.</li> </ul>
<ul style="list-style-type: none"> <li>• Council should be considering incentives for density and yield, if the development can achieve a higher standard of design and amenity than would usually be sufficient. Additional height or building coverage could be included in the incentives to adopt better quality design. Context including location to transport, community facilities and commercial services need to be considered in developing better quality environments.</li> </ul>
<ul style="list-style-type: none"> <li>• Relax some yard requirements (no fencing of front yards - City Rule)</li> <li>• Option 1 requires the same architectural and urban design input as higher density on initial dwellings for good future outcomes.</li> <li>• Stop template designs from 600m2 sites on the 400m2 sites of the future.</li> </ul>
<ul style="list-style-type: none"> <li>• Comprehensive and medium density is subject to notified consent processes.</li> </ul>
<ul style="list-style-type: none"> <li>• Collection of rainwater, grey water recycling, silo power usage and reduction of waste to landfill need to be addressed.</li> <li>• A water (usage) rate should be introduced.</li> </ul>
<ul style="list-style-type: none"> <li>• Council needs to be more prescriptive when it comes to quality architecture.</li> </ul>
<ul style="list-style-type: none"> <li>• Don't build too closely together.</li> </ul>
<ul style="list-style-type: none"> <li>• High quality outcomes are desirable but need to suit the existing area i.e. a development in Bader St vs Huntington would be designed very differently.</li> </ul>
<ul style="list-style-type: none"> <li>• Emphasis on the "not too prescriptive".</li> <li>• Buildings need to be structurally sound, not leaky, not obstructive of other sites in terms of sun or privacy, and if really unusual in design, should perhaps be subject to approval from potential neighbours, but other than that, innovation should be encouraged</li> </ul>
<ul style="list-style-type: none"> <li>• Council seems to agree to every application without regard for the implications of multi storey apartment blocks within residential areas. Proper consultation or inspection of an area should be made before consents are granted to avoid unsightly buildings going up that soon turn to slum areas and destroy the ambiance of residential areas.</li> </ul>
<ul style="list-style-type: none"> <li>• Need to be more prescriptive re quality architecture.</li> </ul>
<ul style="list-style-type: none"> <li>• No confidence in Council's 'quality standards'</li> </ul>
<ul style="list-style-type: none"> <li>• Please let us have no more hideous housing areas filled with large houses on small sections all built to identical design with black roofs and bleak painted walls.</li> </ul>

## Residential - Residential Quality

<ul style="list-style-type: none"> <li>Quality architecture is a bygone luxury. Modern constructions are bland cardboard boxes - ugly.</li> </ul>
<ul style="list-style-type: none"> <li>Quality is more important than quantity.</li> <li>Infrastructure in established areas like Melville must take priority.</li> <li>Allocation of council funds generally intended for development of new areas. Redirect funds to upgrade or replace old infrastructure to sustain the new growth cells. Separate systems divide communities.</li> </ul>
<ul style="list-style-type: none"> <li>Rainwater collection, water recycling, silo power usage and landfill waste reduction need addressing</li> </ul>
<ul style="list-style-type: none"> <li>These would need to be quite prescriptive. Otherwise developers will find ways around them or have the money to push it through a hearing process.</li> </ul>
<ul style="list-style-type: none"> <li>We've already seen the 'quality' standards of Council influence. It is very, very, very ugly and poor.</li> </ul>
<ul style="list-style-type: none"> <li>Boundary Rd is not reflected in the residential plan on page 9. Favours amenities opposite Claudelands Park especially on a busy road to compensate for the traffic.</li> <li>Insufficient detail on regeneration areas at for Enderley and Frankton</li> </ul>
<ul style="list-style-type: none"> <li>Option 2 - not requiring consent process for comprehensive developments.</li> <li>Option 3 - need certainty.</li> <li>The UK has been following option 2&amp;3 - design guides, better outcomes, more prescriptive is better, consistency - through set standards, allowing some flexibility &amp; variety. Character - replicate in modern terms, not necessarily protect as is, retain 'elements' of character: people wont flock to CBD - too expensive, can't go too far, need to keep it affordable, too much discretion then uncertainty in result, rating scale e.g., 1-100 (matrix) price could be in there-sustainability (points system).</li> </ul>
<ul style="list-style-type: none"> <li>Supports the provisions that provide certainty but also want to have reasonable flexibility.</li> <li>DP provisions should provide for a proposal that fails development and subdivision standards but where it can be demonstrated that it would result in a better quality outcome.</li> <li>Council should consider incentives for comprehensive developments where multiple sites have been combined, for example by discounting Financial Contributions.</li> </ul>
<ul style="list-style-type: none"> <li>Rainwater collection, water recycling, silo power usage and landfill waste reduction need addressing</li> </ul>
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## Residential Survey - Non-Residential Activities

### Current Situation

Allows home occupations as permitted activities and offices are controlled activities in residential areas.

### Option 1

The current approach of the District Plan.

### Option 2

Restrict non-residential uses to home occupations only and review the home occupation rules.

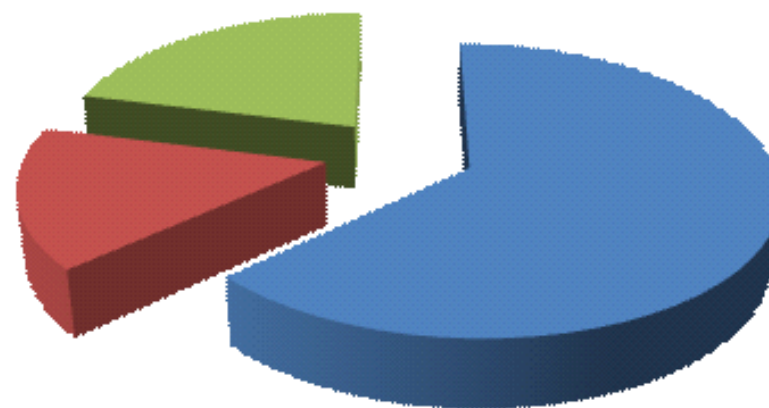
### Option 3

Introduce a zone for mixed-use activities around identified nodes and centres allowing residential use above ground floors and commercial or office uses on lower levels.

#### Feedback on what we are thinking so far:

A combination of Options 2 and 3 where non-residential activities in residential areas are restricted to home occupations and sustainable mixed-use development could be facilitated in appropriate locations.

Answer Options	Agree	Disagree	Skipped Question	Response Count
Response Percent	63.2%	15.8%	21%	57



■ Agree ■ Disagree ■ Skipped Question

## Residential - Non-Residential Activities

Comments
<ul style="list-style-type: none"> <li>• Sustainable mixed use development. This would allow people with limited transport options and mobility greater options to live closer to work.</li> </ul>
<ul style="list-style-type: none"> <li>• Need a booklet of some sort for Home Occupation Rules.</li> </ul>
<ul style="list-style-type: none"> <li>• Provision for additional mixed use development should not result in a net increase in the availability of commercial zoned land for Hamilton (i.e. mixed use should be provided for in existing commercial areas).</li> </ul>
<ul style="list-style-type: none"> <li>• Ensure controls on overall noise and disposal of waste materials from 'commercial premises'</li> </ul>
<ul style="list-style-type: none"> <li>• Adds interest to an area.</li> </ul>
<ul style="list-style-type: none"> <li>• Restrict non residential activities in residential areas and allow mixed use development in appropriate locations.</li> </ul>
<ul style="list-style-type: none"> <li>• The current ability to build commercial development in the residential zone directly affects the potential demand for commercial premises within the CBD. Home occupations remain acceptable.</li> </ul>
<ul style="list-style-type: none"> <li>• Fragmenting (home offices), decentralises transportation, home offices take away focus on compact city, should be encouraging office around centres, but doesn't always suit (ie. access).</li> <li>• How far do you take mixed? - use needs to be narrowed down. Finding parking for commercial real estate is hard (ie. for gyms)</li> <li>• Hamilton East should be included as part of the CBD, intensification would be attractive across the river, but not in CBD, need some really hard incentives to make things happen.</li> </ul>
<ul style="list-style-type: none"> <li>• Unsure exactly how you have defined the term “home occupations”. Assume it means any business within a currently lived in residential home. I'd like to see home occupations required to provide a certain amount of off-road parking, especially in narrow residential streets or at dangerous road junctions</li> <li>• Home businesses must make their building and front door obvious so patrons do not go wandering around other people's nearby properties, looking for the business they require.</li> <li>• No annoying signs on the streets — i.e.: visually intrusive, ugly looking, squeak in the wind, etc.</li> <li>• Noise considerations — some businesses make noise that can disturb neighbours and reduce residential amenity.</li> </ul>
<ul style="list-style-type: none"> <li>• Support creation of mixed use zones, which would allow small businesses to be situated with compatible activities and designed as a cohesive whole.</li> <li>• These areas should be around existing centres, close to public transport routes and where maximum efficiencies can be gained from co-locating. Preference should be given to the CBD fringe and identified sub regional centres, with smaller areas being located around existing local centres.</li> </ul>
<ul style="list-style-type: none"> <li>• Home occupations should be reviewed and strictly monitored - more so than at present.</li> </ul>
<ul style="list-style-type: none"> <li>• Further intensification on transport links and adjoining existing zoned land</li> <li>• Allow for small neighbourhood centres e.g. Greenwood village would not be allowed in Horsham Downs area, cafes are the new corner store.</li> </ul>
<ul style="list-style-type: none"> <li>• Caution against non-residential businesses in residential areas, regardless of how quiet and inoffensive they are, on the grounds that they tend to destroy the social structure of suburbs.</li> <li>• When residential houses are taken over by accountants or naturopaths or law firms, they make great neighbours during working hours, but they leave the street deserted at</li> </ul>

## Residential - Non-Residential Activities

<p>night and during the weekends. This is very isolating for normal residents in the street and not particularly conducive to feelings of security.</p>
<ul style="list-style-type: none"> <li>• Non-residential uses in residential zones should be restricted to home occupations only - where the occupier of the home is the only worker.</li> </ul>
<ul style="list-style-type: none"> <li>• Surely the reintroduction of such restrictions could help to make some of these businesses move back to the CBD area as long as there was sufficient parking available and rents were not prohibitive.</li> </ul>
<ul style="list-style-type: none"> <li>• Is there zoning for commercial (light/med/heavy) and residential or is it just a "she'll be right"?</li> <li>• We can't depend on commonsense of the masses as all we'll get is the lowest common denominator.</li> </ul>
<ul style="list-style-type: none"> <li>• Non residential activities shouldn't be allowed anywhere near where people live and work.</li> </ul>
<ul style="list-style-type: none"> <li>• Non residential uses with no/little effects encourage communities and neighbourhoods to develop, encourage walking / cycling to local shops / services etc. However some 'business' such as medical centres attract significant car users and the effect of catering for those vehicles has a significant adverse effect.</li> </ul>
<ul style="list-style-type: none"> <li>• Some businesses can coexist happily in residential areas.</li> <li>• Maybe small clusters of shops and businesses in neighbourhoods are better e.g. the old village concept multiplied by hundreds.</li> </ul>
<ul style="list-style-type: none"> <li>• Offer incentives for tree pruning.</li> </ul>
<ul style="list-style-type: none"> <li>• The main focus should be on the CBD, which is best sited for public transport.</li> </ul>
<ul style="list-style-type: none"> <li>• There is a place for small businesses to be established in residential areas however it would need to be restricted to non offensive businesses - e.g. brothels should not be allowed to be set up in a residential area. Off street parking would need to be addressed and the business would need to met strict requirements and regulations.</li> </ul>
<ul style="list-style-type: none"> <li>• Use of existing inner city buildings is a better way to achieve higher living density close to the city. Unless people start living in the CBD it will continue to decline. It is very unlikely shops will return to the CBD so these building should be converted to residential.</li> </ul>
<ul style="list-style-type: none"> <li>• Paving the entire front and or backyards of businesses in residential areas create eyesores and ruin the amenity values of the property. What about creating parking spaces from the existing kerb area at the front of the building i.e. angle parking on one side of the road only without destroying any existing trees. If there are more than 6 or 7 parks required at once on a regular basis, we suggest this is not a suitable place for this business.</li> <li>• Businesses that belong in residential areas should be ones that do not attract large volumes of traffic at one time, do not create much noise and that do not need excessive parking. Common sense suggests the following types of business can happily coexist in residential areas: hairdressers, accountancy, individual lawyers, valuers, small commercial (kitchen table type) businesses and similar.</li> <li>• Functions will attract many more people at once which could be acceptable if it is only once a month or so but not as an everyday occurrence. Parking is a huge issue here and needs to be thought out carefully. An exception to this would be Community Houses such as ourselves that sometimes have quite a few cars for classes and events though activities are rarely noisy. Angle parking on one side of the road as in Cook St would alleviate a lot of problems.</li> <li>• There seems to be a lot missing here. No mention of green features in buildings. No detail on micro energy generation. No mention of collecting water i.e. water tanks in new buildings. Introducing bylaws could help this.</li> </ul>