

Plan Change 9

Oppose HHA31

in relation to 8, 12 & 18 Hood St, Marketplace, Hamilton

Context

- Complexity of Developing in Hamilton
- RC Plans & Reports required for a Hamilton CBD Project:
 - Mana Whenua Engagement Plan
 - Neighbourhood Liaison Plan
 - Landscape Plan
 - Tree Protection Plan
 - Transport Design Plan
 - Exterior Lighting Plan
 - Built Heritage Plan
 - Archaeological Authority Plan

Context

- RC Plans & Reports Required cont...
 - Engineering Plan
 - Waste Water Plan
 - Storm Water Plan
 - Building Condition Survey
 - Acoustic Plan
 - Conservation Plan
 - Restoration Plan
 - Soil Disturbance Plan
 - Detailed Site Investigation Plan
 - CSMP Completion Report

Context

- RC Plans & Reports Required cont...
 - Built Heritage Monitoring Report
 - Construction Environmental Plan
 - Construction Traffic Management Plan
 - Construction Noise & Vibration Plan
 - Settlement and Deformation Management Plan
 - Heritage Construction Management Plan
 - Contaminated Soils Management Plan
 - Tree Protection Management Plan

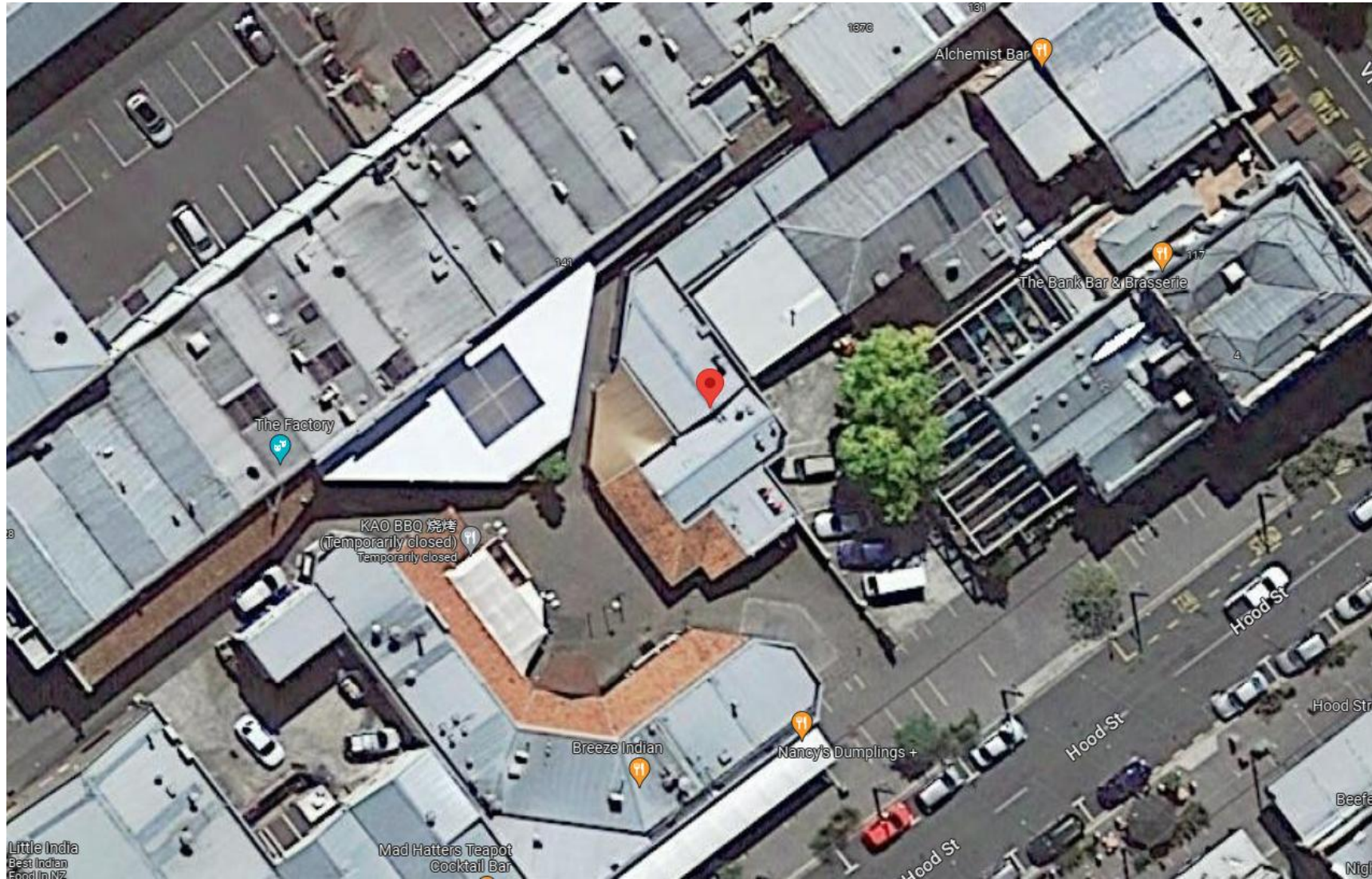
Heritage

- Supportive of Protecting Hamilton Heritage in the Built Environment
- Support an Assessment Criteria to identify High and Outstanding Significance of Heritage
- Support telling Story of the Development of Hamilton
- Support Continuing to Write the Story of the Development of Hamilton

8, 12 & 18 Hood St Heritage Status

- No Heritage merit noted in:
 - Architectural merit
 - Historical use
- Building rated as Moderate to capture under HHA31

Reality



Reality

- Poor Urban Design Outcomes
- Narrow Back Alleys and Opportunities for Unsocial Behaviour
- 1990's Fibrolite Timber Framed Construction
- No Architectural Significance
- No Consistent Visual Qualities, Style or Design
- No Connection to Historical Uses, Occupants or Architects

Opportunity

- Located between Union Square Development, Waikato Regional Theatre and Waikato Museum
- Heart of Arts, Culture and Hospitality
- Ripe for redevelopment into Asset that Attracts Social Activity, Provides Social Wellbeing and Adds to Economic Revitalisation of Hamilton City

Summary

- Support Identification of Heritage in Hamilton where there is Historical Significance from:
 - Historical Use, Occupants or Architects
 - Architectural Significance including:
 - Visual Qualities
 - Notable Style or Design
- Against Historical Status Applied for Development Control Measures

**Remove Roadblocks for CBD Development
Open for Business Hamilton**