Speaking to Plan Change 12 – Wed Sep 11 at 10:15 am
Living Streets Kirikiriroa Submission to Hamilton City Council plan change 12. Submission 299
Intro - I'm Peter Bos. I am speaking on behalf of Living Streets Kirikiriroa.
I've always been interested in cities and how they change. Being a draughtsman, not a city planner, I'm interested in the layout of towns, the history of their planning/guiding rules, and their outcomes. Over my lifetime I have visited many cities, including Schiedam and Groningen, where my wife's and my parents come from.

Note: My interest in Germany comes from the fact many of their cities are similar to Hamilton in size and population density (link 1), and have been flattened, rebuilt or in some cases are centuries old. You can find almost any type of city imaginable in Germany.
(Link 1) https://hamiltonurbanblog.substack.com/p/medium-sized-cities-in-netherlands

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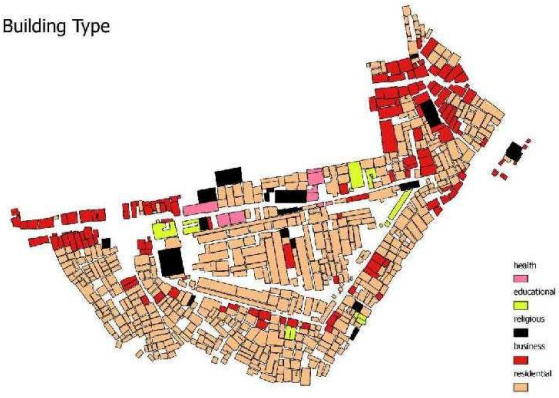
Living Streets Kirikiriroa submission

299.1 - **We support more Mixed-use development**. We are interested in page 30 of HCC Strategic Growth and District Plan Committee. Tuesday 27 August 2024 (link 2). *'Central Government is now proposing that a baseline level of small scale mixed-use (such as dairies and cafes) across some of Hamilton's residential areas be permitted'*. We know what this will look like at a high level (see image), but at ground level it is not possible because businesses will *'build, setup and make their ... store ... on the street ... where and how they want and decide and it is right and convenient for them'*, quote from 1366 Göttingen DE planning rule (link 3).

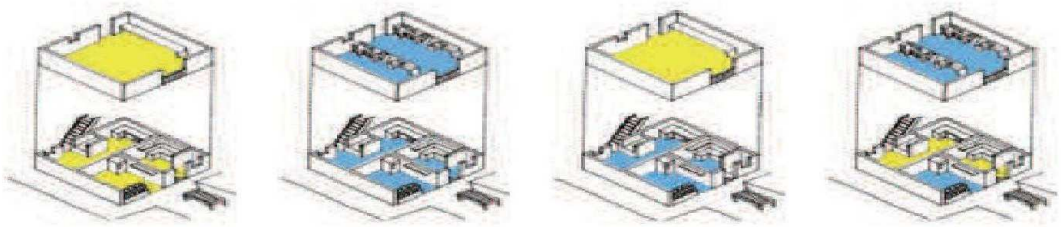
(Link 2) https://storage.googleapis.com/hccproduction-web-assets/public/Uploads/Documents/Agendas-and-minutes/Agendas/2024.08.27-Strategic-Growth-District-Plan-Committee-Open-Agenda-27-August-2024.pdf

(Link 3) https://de-m-wikipedia-org.translate.goog/wiki/Altes_Rathaus_(G%C3%B6ttingen)?_x_tr_sl=de&_x_tr_tl=en&_x_tr_hl=en&_x_tr_pto=sc



Viwandani informal settlement in Nairobi, Kenya

Dharavi in Mumbai Informal Settlements
SPARC - Society for the Promotion of Area Resource Centres p.33



RESIDENTIAL COMMERCIAL RESIDENTIAL + COMMERCIAL

OWNED & LEASED TYPES OF TENEMENTS

Dharavi in Mumbai Informal Settlements
SPARC - Society for the Promotion of Area Resource Centres p.33

The above examples of modern informal settlements show that business will concentrate and be spread, while residential will mix with commercial. There is some logic to it, but it is not achieved in an orderly fashion or along scientific lines.

https://hamiltonurbanblog.substack.com/p/ground-floor-mixing-retail-and-residential

Living Streets Kirikiriroa submission

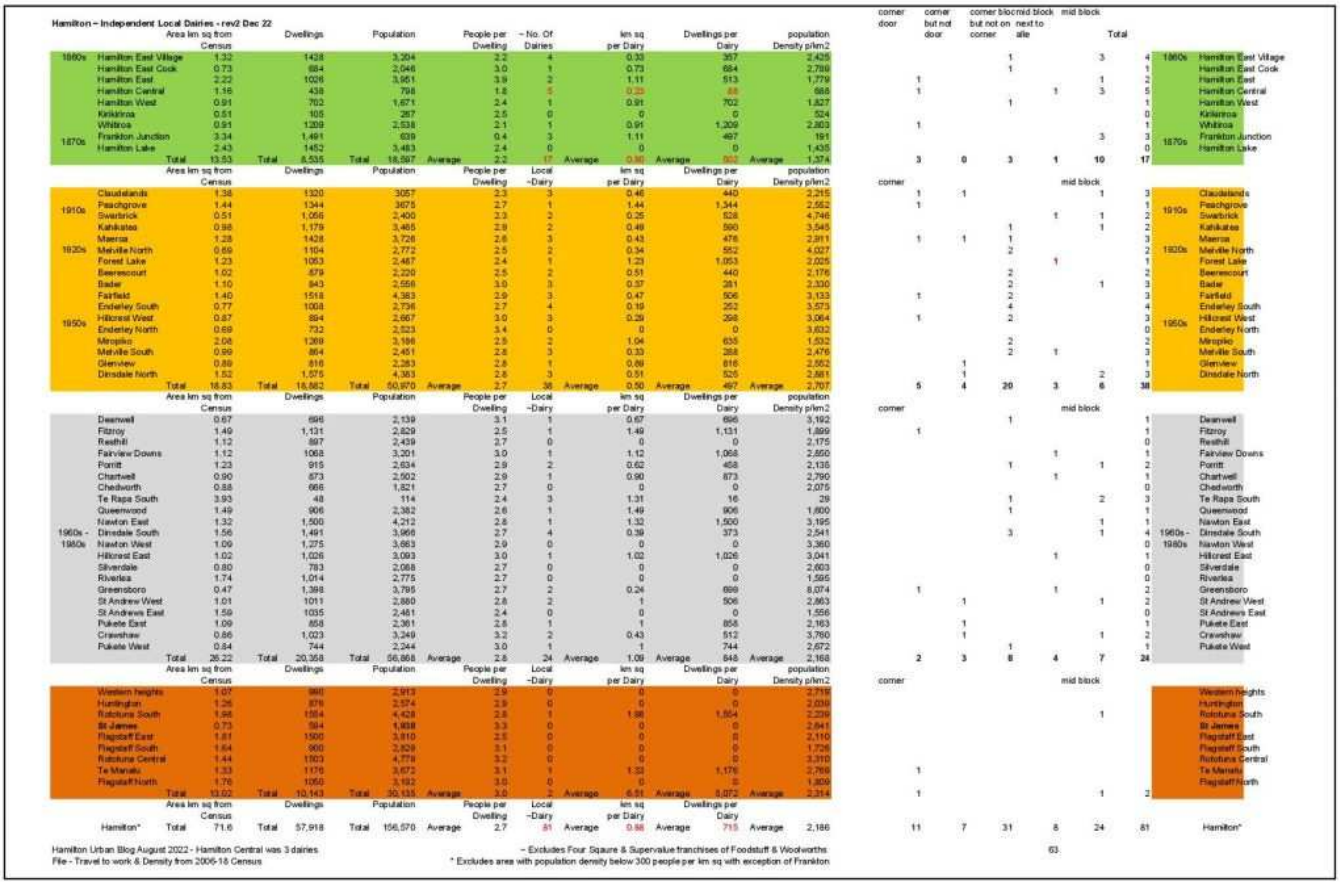
299.2 & 299.3 – Allow local dairies to be a permitted activity in all zones. The earliest reasoning I can find for planning rules on the location of dairies comes from the proposed Melbourne 'Plan of General Development' in 1929. Zoning Page 156 (link 4) – *'a dairy in a quiet residential street, where the noise of motor horns or the rattling of milk cans may disturb the inhabitants at all hours of the day and night'*. These are not real-world reasons. My wife and I have lived next to a dairy for over 20 years. Note the word **'or'**: I think this reasoning came from a group meeting to investigate **ideas to make rules** on dairy locations, not real-world reasons **why** a planning rule is needed.

I have read the report by Mark Roberts (Residential Zones) 26 June 2024 page 197 and support the change. 'Located on a front, corner or through site' (link 5).

(Link 4) https://www.planning.vic.gov.au/guides-and-resources/strategies-and-initiatives/melbournes-strategic-planning-history/plan-of-general-development-1929

(Link 5) https://storage.googleapis.com/hccproduction-web-assets/public/Uploads/Documents/Content-Documents/Property-Rates-and-Building/PC12-Growing-Up/Hearing-Session-2/Proponent-Evidence/1-Proponent-Evidence/Statement-of-evidence-of-Mark-Roberts-dated-26-June-2024-Residential.pdf

Possible reason planning rules only allowed dairies to be on corner is that the term' corner dairy' (corner kiosk) has been used literally. The text in the above poster says 'Ruhr small corner kiosks', yet 5 of the 11 photos are not 'corner' dairies.



Hamilton – Independent Local Dairies - rev2 Dec 22

		Area km sq from Census		Dwellings		Population	People per Dwelling	– No. Of Dairies		km sq per Dairy		Dwellings per Dairy		population Density p/km2
1860s	Hamilton East Village	1.32		1428		3,204	2.2	4		0.33		357		2,425
	Hamilton East Cook	0.73		684		2,046	3.0	1		0.73		684		2,789
	Hamilton East	2.22		1026		3,951	3.9	2		1.11		513		1,779
	Hamilton Central	1.16		438		798	1.8	5		0.23		88		688
	Hamilton West	0.91		702		1,671	2.4	1		0.91		702		1,827
	Kirikiriroa	0.51		105		267	2.5	0		0		0		524
	Whitiroa	0.91		1209		2,538	2.1	1		0.91		1,209		2,803
1870s	Frankton Junction	3.34		1,491		639	0.4	3		1.11		497		191
	Hamilton Lake	2.43		1452		3,483	2.4	0		0		0		1,435
	Total	13.53	Total	8,535	Total	18,597	Average 2.2	17	Average	0.80	Average	502	Average	1,374

		Area km sq from Census		Dwellings		Population	People per Dwelling	Local ~Dairy		km sq per Dairy		Dwellings per Dairy		population Density p/km2
1910s	Claudelands	1.38		1320		3057	2.3	3		0.46		440		2,215
	Peachgrove	1.44		1344		3675	2.7	1		1.44		1,344		2,552
	Swarbrick	0.51		1,056		2,400	2.3	2		0.25		528		4,746
	Kahikatea	0.98		1,179		3,485	2.9	2		0.49		590		3,545
	Maeroa	1.28		1428		3,726	2.6	3		0.43		476		2,911
1920s	Melville North	0.69		1104		2,772	2.5	2		0.34		552		4,027
	Forest Lake	1.23		1063		2,467	2.4	1		1.23		1,053		2,026
	Beerescourt	1.02		579		2,220	2.5	2		0.51		440		2,176
	Bader	1.10		843		2,556	3.0	3		0.37		281		2,300
	Fairfield	1.40		1518		4,383	2.9	3		0.47		506		3,133
	Enderley South	0.77		1068		2,736	2.7	4		0.19		252		3,573
1950s	Hillcrest West	0.87		894		2,667	3.0	3		0.29		298		3,064
	Enderley North	0.69		732		2,523	3.4	0		0		0		3,632
	Miropiko	2.08		1269		3,186	2.5	2		1.04		635		1,532
	Melville South	0.99		864		2,451	2.8	3		0.33		288		2,476
	Glenview	0.89		816		2,283	2.8	1		0.89		816		2,552
	Dinsdale North	1.52		1,575		4,363	2.8	3		0.51		525		2,881
	Total	16.83	Total	16,882	Total	50,870	Average 2.7	36	Average	0.50	Average	497	Average	2,707

		Area km sq from Census		Dwellings		Population	People per Dwelling	Local ~Dairy		km sq per Dairy		Dwellings per Dairy		population Density p/km2
	Deanwell	0.67		696		2,139	3.1	1		0.67		696		3,192
	Fitzroy	1.49		1,131		2,829	2.5	1		1.49		1,131		1,899
	Resthill	1.12		897		2,439	2.7	0		0		0		2,175
	Fairview Downs	1.12		1068		3,201	3.0	1		1.12		1,068		2,850
	Porritt	1.23		915		2,634	2.9	2		0.62		458		2,136
	Chartwell	0.90		873		2,502	2.9	1		0.90		873		2,790
	Chedworth	0.88		666		1,821	2.7	0		0		0		2,075
	Te Rapa South	3.93		48		114	2.4	3		1.31		16		29
	Queenwood	1.49		906		2,382	2.6	1		1.49		906		1,600
	Nawton East	1.32		1,500		4,212	2.8	1		1.32		1,500		3,195
1960s -	Dinsdale South	1.56		1,491		3,966	2.7	4		0.39		373		2,541
1980s	Nawton West	1.09		1,275		3,663	2.9	0		0		0		3,360
	Hillcrest East	1.02		1,026		3,093	3.0	1		1.02		1,026		3,041
	Silverdale	0.80		783		2,088	2.7	0		0		0		2,603
	Riverlea	1.74		1,014		2,775	2.7	0		0		0		1,595
	Greensboro	0.47		1,398		3,795	2.7	2		0.24		699		8,074
	St Andrew West	1.01		1011		2,880	2.8	2		1		506		2,863
	St Andrews East	1.59		1035		2,461	2.4	0		0		0		1,556
	Pukete East	1.09		858		2,361	2.8	1		1		858		2,163
	Crawshaw	0.86		1,023		3,249	3.2	2		0.43		512		3,780
	Pukete West	0.84		744		2,244	3.0	1		1		744		2,672
	Total	26.22	Total	20,358	Total	56,868	Average 2.8	24	Average	1.09	Average	848	Average	2,168

		Area km sq from Census		Dwellings		Population	People per Dwelling	Local ~Dairy		km sq per Dairy		Dwellings per Dairy		population Density p/km2
	Western heights	1.07		980		2,913	2.9	0		0		0		2,715
	Huntington	1.26		876		2,574	2.9	0		0		0		2,039
	Rotorua South	1.96		1584		4,428	2.8	1		1.96		1,584		2,259
	St James	0.73		594		1,958	3.3	0		0		0		2,841
	Flagstaff East	1.81		1500		3,810	2.5	0		0		0		2,116
	Flagstaff South	1.64		900		2,829	3.1	0		0		0		1,726
	Rotorua Central	1.44		1503		4,779	3.2	0		0		0		3,310
	Te Manatu	1.33		1176		3,672	3.1	1		1.33		1,176		2,766
	Flagstaff North	1.76		1050		3,192	3.0	0		0		0		1,806
	Total	13.02	Total	10,143	Total	30,155	Average 3.0	2	Average	6.51	Average	3,072	Average	2,314

		Area km sq from Census		Dwellings		Population	People per Dwelling	Local ~Dairy		km sq per Dairy		Dwellings per Dairy		population Density p/km2
	Hamilton*	Total 71.6	Total	57,918	Total	156,570	Average 2.7	81	Average	0.88	Average	715	Average	2,186

Hamilton Urban Blog August 2022 - Hamilton Central was 3 dairies
File - Travel to work & Density from 2006-18 Census

– Excludes Four Square & Supervalue franchises of Foodstuff & Woolworths
* Excludes area with population density below 300 people per km sq with exception of Frankton

		corner door	corner but not door	corner block but not on corner	mid block next to alle	mid block	Total	
1860s	Hamilton East Village			1		3	4	1860s
	Hamilton East Cook			1			1	
	Hamilton East		1			1	2	
	Hamilton Central		1		1	3	5	
	Hamilton West			1			1	
	Kirikiriroa						0	
	Whitiroa		1				1	
1870s	Frankton Junction					3	3	1870s
	Hamilton Lake						0	
	Total	3	0	3	1	10	17	

		corner				mid block		
1910s	Claudelands	1	1			1	3	
	Peachgrove	1					1	1910s
	Swarbrick				1	1	2	
	Kahikatea			1		1	2	
	Maeroa	1	1	1			3	
1920s	Melville North			2			2	1920s
	Forest Lake				1		1	
	Beerescourt			2			2	
	Bader			2		1	3	
	Fairfield	1		2			3	
	Enderley South			4			4	
1950s	Hillcrest West	1		2			3	1950s
	Enderley North						0	
	Miropiko			2			2	
	Melville South			2	1		3	
	Glenview		1				1	
	Dinsdale North		1			2	3	
	Total	5	4	20	3	6	38	

		corner				mid block		
	Deanwell			1			1	
	Fitzroy	1					1	
	Resthill						0	
	Fairview Downs				1		1	
	Porritt			1		1	2	
	Chartwell				1		1	
	Chedworth						0	
	Te Rapa South			1		2	3	
	Queenwood			1			1	
	Nawton East					1	1	
1960s -	Dinsdale South			3		1	4	1960s -
1980s	Nawton West						0	1980s
	Hillcrest East				1		1	
	Silverdale						0	
	Riverlea						0	
	Greensboro	1			1		2	
	St Andrew West		1			1	2	
	St Andrews East						0	
	Pukete East		1				1	
	Crawshaw		1			1	2	
	Pukete West			1			1	
	Total	2	3	8	4	7	24	

		corner				mid block		
	Western heights							
	Huntington							
	Rotorua South					1		
	St James							
	Flagstaff East							
	Flagstaff South							
	Rotorua Central							
	Te Manatu	1						
	Flagstaff North							
	Total	1				1	2	

		corner				mid block		
	Hamilton*	11	7	31	8	24	81	Hamilton*
					63			

In my survey of Hamilton dairies, of the 81 independent (excluding 4 Square & SuperValue franchises) dairies in Hamilton, three quarters (63 dairies, 77%) are not on corners, and of the 18 that are, only 11 have their doors facing the corner.

See - Plan change 12 - Locations of independent local dairies - Sub No 299.2

https://hamiltonurbanblog.substack.com/p/plan-change-12-locations-of-independent-local-dairies-sub-no-2992

Please note: Living Streets Kirikiriroa is speaking in support of independent entry level dairies/businesses, not franchises such as a 7-Eleven chain or a duopoly supermarket franchise.

299.4 & 299.5 - Housing/building height – Our focus here is on people's right to sunlight, both in their dwellings and on the street. One of a number of rules we would like to see is that **a building is not to be taller than the width of the street**.

Living Streets Kirikiriroa submission

Part 1 – **Reduce commercial space?**

299.6 & 299.7 – Ground-floor living in business zones 5 & 6, and living precincts. There are many reasons why a neighbourhood can become blighted. I will focus on a **single line** / **word** in proponent evidence by Dr Juliana Reu Junqueira (Business Zones) 26 June 2024 page (link 7) - 'ground floor apartments may **reduce** the amount of available commercial [space]'. As with location and number of shops, this can be calculated as the average or mean number at an area level, but the likelihood of knowing the actual real-world number is low if **not non-existent** over time. Below are 7 surveys measuring retail areas.

* Measure 1 – Melbourne 1929 – data from 28 neighbourhoods, with the ratio varying from one shop per 25 people to one shop per 82 persons, the average being one shop per 44 persons. The mean is one shop per 50 persons.

The following figures compiled from data supplied by the Department of Labor in October, 1929, give the ratio of shops to population in the various municipalities in the metropolitan area :—

Municipality.	Number of Shops.	Population.	Ratio of Shops to Population.
			One to every
Melbourne	4,129	103,496	25.1 persons
Fitzroy	970	31,075	32.0
Prahran	1,595	52,368	32.8
Richmond	1,196	39,769	33.2
Collingwood	827	31,510	38.1
Oakleigh	270	10,700	39.6
Hawthorn	825	33,236	40.3
South Melbourne	1,142	48,000	42.0
Port Melbourne	304	13,100	43.1
Essendon	931	42,989	46.2
Preston	598	28,000	46.8
Blackburn and Mitcham	96	4,660	48.5
St. Kilda	835	41,934	49.5
Malvern	920	45,652	49.6
Brunswick	1,105	56,496	51.1
Caulfield	1,356	70,702	52.1
Northcote	798	41,805	52.4
Mordialloc	191	10,060	52.7
Footscray	921	51,309	55.7
Heidelberg	390	22,420	57.5
Williamstown	422	24,642	58.4
Moorabbin	263	15,831	60.2
Camberwell	749	45,344	60.6
Coburg	588	38,573	65.6
Box Hill	169	12,414	73.5
Kew	319	24,200	75.9
Sandringham	322	25,000	77.6
Brighton	346	28,649	82.8
	22,577	993,934	44.0 Average

Proposed Melbourne 'Plan of General Development' 1929. Zoning Page 158 (link 4)

* Measure 2 – Harvard City Planning Studies 1935 – 'The linear frontage on principal streets that are zoned for business should be limited to from 25 [7.5m] to 50 feet [15m] for every 100 of the potential population (p.162) ... Frontage intended to be allocated for business is about 40 feet [12m] per 100 persons of the ultimate population (p.254) ... Letchworth ... the frontage zoned for retail business is 36 feet [11m] per 100 persons ... **at present about 15 feet** [4.5m] per 100 persons' (p.256-257).

* Measure 3 – Size of city centre – below is a list of city centre sizes from planning reports that I have been collecting. The average city centre is supported by 10,170 people per hectare. The mean is 5,000 people per hectare, but some are supported by less than 1,000 per hectare.

City Centre Size

City		City Pop	City Centre Hectares	People per ha of city centre	Source
Worcester. MA (1950-60)	US	5,654	35	162	Central Business District: R.Murhy
Christchurch post EQ	NZ	341,469	40	**8,537**	Cera
CBD Study 9 cities	US	196,000	47	4,170	Central Business District: R.Murhy
Tulsa. OK (1950-60)	US	261,685	55	4,758	Central Business District: R.Murhy
San Francisco - Fisherman's Wharf	US	7,000,000	65	107,692	From Seattle Report
Sacramento. CA (1950-60)	US	191,667	76	2,522	Central Business District: R.Murhy
Salt Lake City (1950-60)	US	189,454	77	2,460	Central Business District: R.Murhy
Mobile. AL (1950-60)	US	202,452	84	2,410	Central Business District: R.Murhy
Odense	DK	186,700	87	2,146	From Apeldoorn & Hobart Report
Copenhagen	DK	1,150,000	115	10,000	From Perth, Seattle & Hobart Report
Rotterdam	NL	624,799	115	5,433	From Apeldoorn Report & Wiki
Apeldoorn	NL	155,300	120	**1,294**	Apeldoorn 2009 PSPL - Gehl - page 12
Perth	AU	1,400,000	120	11,667	Perth 2009 PSPL - Gehl - page 13
Stockholm	SE	1,900,000	125	15,200	From Sydeny Report
Launceston, Tasmania	AU	65,000	128	508	From Hobart Report
Hamilton (2016)	**NZ**	**150,000**	**129**	**1,163**	Hamilton Central City Transformation Plan p9
Hobart, Tasmania	AU	200,000	134	1,493	Hobart 2010 PSPL - Gehl - page 11
Hamilton (2012)	**NZ**	**142,000**	**140**	**1,014**	Hamilton Central City Local Area Plan 2012 p6
Adelaide	AU	1,300,000	158	8,228	Adelaide 2011 PSPL - Gehl - page 9
Seattle	US	3,424,000	161	21,267	Seattle 2009 PSPL - Gehl - page 17
Christchurch (2009)	NZ	382,000	174	**2,195**	Christchurch 2009 - PSPL - Gehl - page 23
NY. Lower Manhattan	US	19,000,000	185	102,703	From Seattle Report
Wellington (2004)	NZ	179,100	216	829	Wellington 2004 PSPL - Gehl - page 4
Sydney	AU	4,000,000	220	18,182	Sydney 2007 PSPL- Gehl -page18
Melbourne	AU	3,500,000	230	**15,217**	From Peth, Adelaide & HobartReport
NY. Midtown	US	19,000,000	397	47,859	From Istanbul Report
Wollongong. NSW	AU	285,000	397	718	Wollongong PSPL - Gelh - page 17
Istanbul	TR	12,000,000	504	23,810	Istanbul 2013 PSPL- Gehls - page 7
Chongqing/Yuzhong area		14,850,000	950	15,632	Chongqing PSPL - Gehl - page 12
Moscow	RU	15,000,000	1970	7,614	Moscow PSPL - Gehl - page 4
NY South of central Park	US	19,000,000	2280	8,333	From Moscow Report
Paris 1st-10th Arrondisements	Fr	11,700,000	2330	5,021	From Moscow Report
London (Congestion charge zone)	UK	7,800,000	2470	3,158	From Istanbul & Moscow Report
Average		4,417,645	434	10,170	Mean ~5,000

file: City Benchmarking, updated Aug 2024

* Measure 4 - For local dairies in Hamilton the average dairy has a catchment of 0.88 km^2, with some neighbourhoods having 6.5 km^2 and others 0.5 km^2 . Measured by numbers of people the average is 2,032 per dairy, with a range of 15,068 to 1,240. Today in the central city where 'dairy' is a permitted activity, the number changes every year.

* Measure 5 – next is a list of Dutch retail areas, the average is a square metre of retail per 1.6 people, and the mean is 1.9 people for every square metre of retail. However it can range from 1.3 people to 2.7 people per m^2. For comparison Christchurch has 8.6, Melbourne 7, and Hamilton is said to have 2.9 people per square metre of retail space.

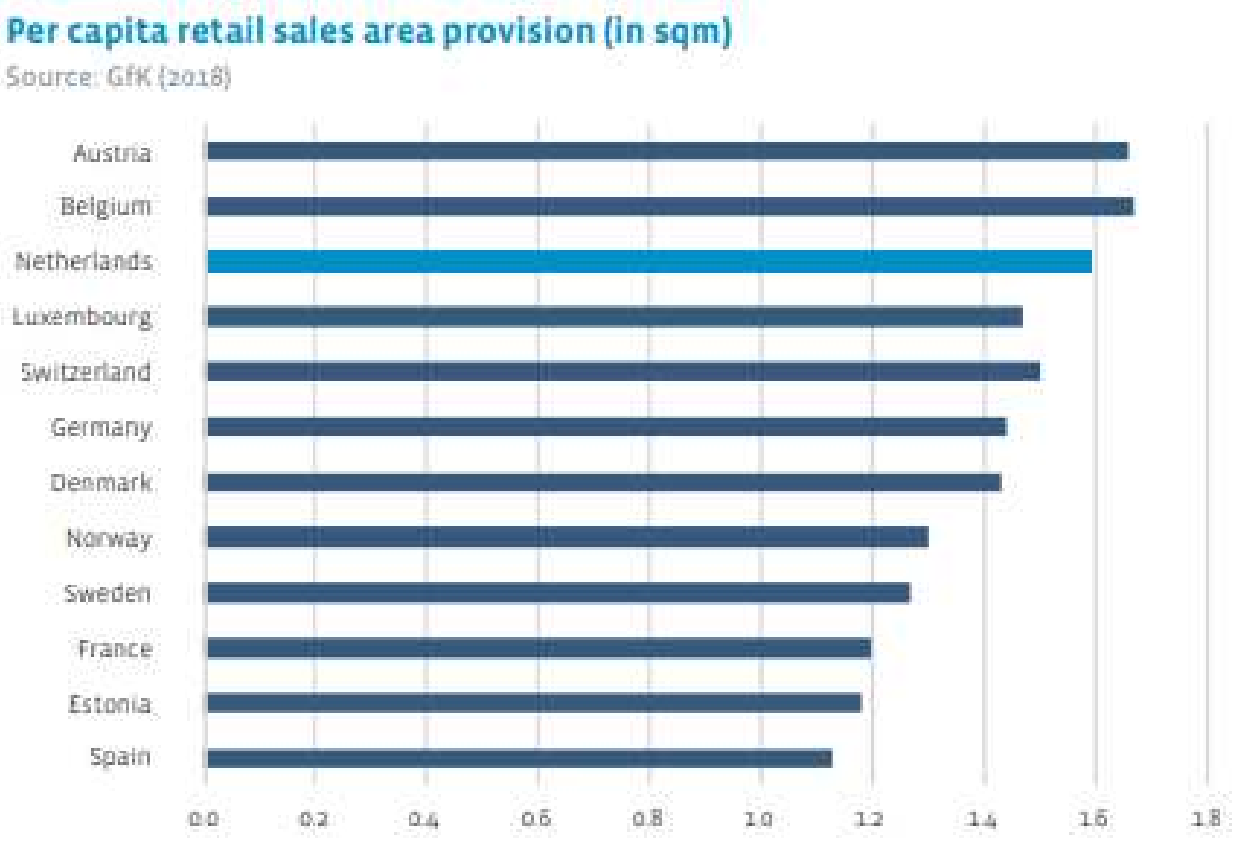
Understanding Retail Destinations in the Netherlands
by CB Richard Ellis Retail (2010)

City	Population	Retail Area m2	m2 per person
Alkmaar	93,400	253,000	2.7
Amsterdam	755,600	1,017,400	1.3
Apeldoorn	155,300	272,500	1.8
Arnhem	145,600	282,200	1.9
Breda	171,900	348,500	2.0
Eindhoven	212,300	381,700	1.8
Enschede	156,100	283,000	1.8
Groningen	184,200	403,600	2.2
Haarlem	148,200	230,000	1.6
s'Hertogenbosch	137,800	261,000	1.9
Hoofddorp	142,000	268,600	1.9
Maastricht	118,300	226,800	1.9
Nijmegen	161,800	231,000	1.4
Rotterdam	599,600	846,700	1.4
The Hague	481,900	626,500	1.3
Utrecht	299,900	482,000	1.6
Zwelle	117,700	210,600	1.8
	240,094	389,712	1.6
Hamilton NZ**	**150,000**	**84,200**	**0.6**
Hamilton NZ*			2.9
Christchurch*			8.6
Melbourne*			7

*Hamilton Central City Transformation Plan 2016 p.56*p.57**
file: City Benchmarking, updated Aug 2024

Measure 6 – Bouwinvest Dutch Retail Landscape. Named - Dutch retail sector heads multichannel on the road to a new normal – page 8

https://www.bouwinvest.nl/media/4411/bouwinvest-retail-paper-dutch-retail-sector-heads-multichannel-on-the-road-to-a-new-normal.pdf



* Measure 7 – The City of Essen surveyed the sales areas for food and beverages in its nine city areas. The floor areas ranged from 0.23m^2 of sales area per resident to 0.63m^2 per resident, the average being 0.35m^2 per resident, and the median being 0.32m^2 per resident. If we were to use the future plan in a scientific, logical and orderly fashion, the probable future demand would be 0.32m^2 per resident, even though demand may be twice that or a third less.

Master plan retail Essen | Update 2022 Masterplan Einzelhandel Essen | Fortschreibung 2022

Table 9: Sales area for food- and beverages / residents

Food and beverage sales area

Tabelle 9: Verkaufsfläche Nahrungs- und Genussmittel / Einwohner

Stadtbereich urban area		Einwohner Residents Stand: 31.12.2021	Verkaufsfläche Nahrungs- und Genussmittel in m²	Verkaufsfläche pro Einwohner Sales area per resident in m²
I	Stadtmitte / Frillendorf / Huttrop	68.048	42.550	0,63
II	Rüttenscheid / Bergerhsn. / Rellinghsn. / Stadtwald	54.802	21.150	0,39
III	Essen-West	98.681	23.100	0,23
IV	Borbeck	82.761	26.750	0,32
V	Altenessen / Karnap / Vogelheim	57.760	24.050	0,42
VI	Katernberg / Schonnebeck / Stoppenberg	52.233	14.350	0,27
VII	Steele / Kray	70.634	21.450	0,30
VIII	Essen-Ruhrhalbinsel	51.700	15.700	0,30
IX	Werden / Kettwig / Bredeney	51.756	18.850	0,36
	Essen, gesamt in total	**588.375**	**207.950**	**0,35**

Quellen: Einwohner: Stadt Essen, Amt für Statistik, Stadtforschung und Wahlen; Berechnung Junker + Kruse auf Basis der Bestandsdaten gemäß Junker + Kruse: Einzelhandelserhebung Essen, April bis Juli 2020
Abweichungen zu anderen Tabellen sind rundungsbedingt.

City of Essen, Office for Statistics, Urban Research and Elections; Junker + Kruse calculation based on inventory data according to Junker + Kruse: Essen retail survey, April to July 2020 Deviations from other tables are due to rounding.

All these surveys give an overview of what could be, but the variation between countries, cities, and neighbourhoods makes them meaningless in the real world.

(Link 7) https://storage.googleapis.com/hccproduction-web-assets/public/Uploads/Documents/Content-Documents/Property-Rates-and-Building/PC12-Growing-Up/Hearing-Session-2/Proponent-Evidence/1-Proponent-Evidence/Statement-of-evidence-of-Dr-Juliana-Reu-Junqueira-dated-26-June-2024-Business-Zones.pdf

Living Street Kirikiriroa submission
Part 2 - **design outcomes**

299.7 & 299.6 – Permit ground floor living in business zones 5 & 6, and living precincts –I will focus on two **texts** in proponent evidence by Denzil Govender (structure plans, central city and Rototuna town centre) 26 June 2024 page 38 (link 8) – 'Residential activity on the ground floor in these areas would be inappropriate both in relation to the intent of the Central city zone to provide for commercial and retail opportunities, as well as the **poor design outcomes** [Part 2] that would result from residential units on the ground floor along these **key centre corridors** [see Part 3 page 10 below]. It would be highly likely that residents on the ground floor along these key corridors and intersections would create privacy measures by reducing visual permeability into potential apartment spaces when compared to retail and commercial activities on the ground floor'
https://storage.googleapis.com/hccproduction-web-assets/public/Uploads/Documents/Content-Documents/Property-Rates-and-Building/PC12-Growing-Up/Hearing-Session-2/Proponent-Evidence/1-Proponent-Evidence/Statement-of-evidence-of-Denzil-Govender-dated-26-June-2024-Structure-plans-Central-City-and-Rototuna-Town-Centre.pdf

Living Streets – comment: Many cities allow ‘Residential activity on the ground floor’ along ‘key centre corridors’ (Amsterdam, Paris ...). Visiting these cities, ground floor living is not seen as a ‘poor design outcome’ and the ‘privacy measures’ do not appear to reduce foot traffic. In the real world it is commercial activity that is more likely to ‘reduce visual permeability’.

Design outcome – this is more a cultural than an outcome statement – Some cities say it adds a **‘buzz’**, **‘brings buildings back to life’** and is ‘**appealing’.**
* Vlaardingen NL – The city has been subsidizing land owners to convert vacant retail to residential along the approach to the city centre as ‘more residents create a **buzz** (even outside shopping hours), atmosphere and ensure more spending’.
(Link) https://hamiltonurbanblog.substack.com/p/allowing-ground-floor-living-in-inner

* Ireland – Having an injection of residential occupancy on our **main streets** is another recommendation of this report (p4). … Simplifying the option to change a vacant commercial property to use as residential or other purposes would make it easier to **bring buildings back to life**, recognising that towns need more mixed uses (p31). … New measures to simplify the process of conversion of commercial use to residential use must be communicated to building owners and other stakeholders to ensure awareness (p36).
https://www.scsi.ie/resources/pdf/2018/scsi_rejuvenating_irelands_small_town_centres

* Delft NL – ‘Experience is important for the city’s users, and for the local economy ... 17. Look at new upcoming functions in areas with vacancy, such as co-working spaces, temporary “meanwhile spaces”, restaurants and cafés, social functions such as elementary schools, and **most of all residential living on the ground floor**. Due to online shopping, it is clear that we cannot solely rely on shops to create a good public realm" (p314-315).
(Link) The Delft publication, The City at Eye Level, Lessons for Street Plinths (Second and extended version) 2016. https://thecityateyelevel.com/app/uploads/2018/06/eBook_The.City_.at_.Eye_.Level_English.pdf

Hann Munden DE Cafe’s and retail mixed with ground floor living on residential rubbish day

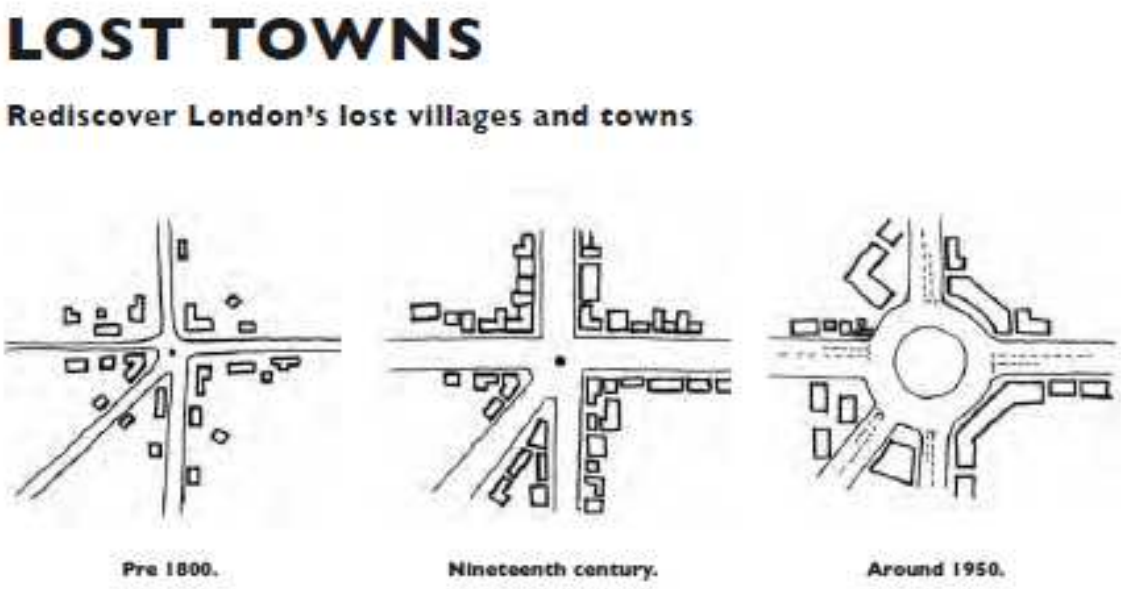
Other examples
* Portland – ‘Apartment buildings drop vacant storefronts in favor of ground-level apartments ... Privacy has been a sticking point for some potential tenants, Welton said, but others find the idea of having their own front door **appealing**’.
Apartment buildings drop vacant storefronts in favor of ground-level apartments - oregonlive.com
* Paris – ‘most of Paris is simply General Urban [residential, to] ... allow maximum flexibility in land use so that buildings get renovated and economic activities take place to pay the taxes to maintain a high level of services‘ (page 71-73).
Ref 1 – Zoned in the USA, by Sonia Hirt. Chapter 3 - How others do it – France - page 71-73
Quote “from French colleague.” List Accent 1;

Living Streets Kirikiriroa submission
Part 3 - **Key centre corridors**
299.7 & 299.6 - Ground floor living in business zones 5 & 6, and living precinct s–I will focus on **text** in proponent evidence by Denzil Govender (structure plans, central city and Rototuna town centre) 26 June 2024 page 38 (link 8)

* This is an expansion on **who** wants to see streets lined with retail and **why** - 'For the thoroughfares leading from the Exchange in all directions out of the city are lined, on both sides, with an almost unbroken series of shops ... this hypocritical plan is more or less common to all great cities ... thoroughfares, so tender a concealment of everything which might affront the eye and the nerves of the bourgeoisie ... [by not mixing residential, provides] the eager assurances of the middle-class, that the working-class is doing famously ... the **"Big Wigs"** of Manchester, are not so innocent after all, in the matter of this shameful method of construction'
(p.58, The Condition of the Working Class in England by Friedrich Engels. 1845
https://www.marxists.org/archive/marx/works/1845/condition-working-class/ch04.htm

*1935 – Harvard City Planning Studies 1935 - 'It is mainly from local traffic that the shops derive their custom, and when through traffic interferes with the convenience of shoppers it is injurious to trade (p.129) ... It is wholly **wrong** to zone business districts on the basis of utilizing **all frontages on main thoroughfares**. This was the rough criterion used at a time when paved thoroughfares leading into and out of cities were very few compared with the present time (p.162).

* The **key centre corridor** (Victoria Street north of Bryce St) is four lanes of traffic being asked to move at 50 km/h, which has killed a number of pedestrians in the past decade. This part of the **key centre corridor** (Victoria Street) is not designed for retail – image below is example of how traffic can disintegrate a retail area by design.



Above: the evolution of nodal points from a place to a car traffic dominated non-place: the figureground balance moves from nodal balance to disintegration.

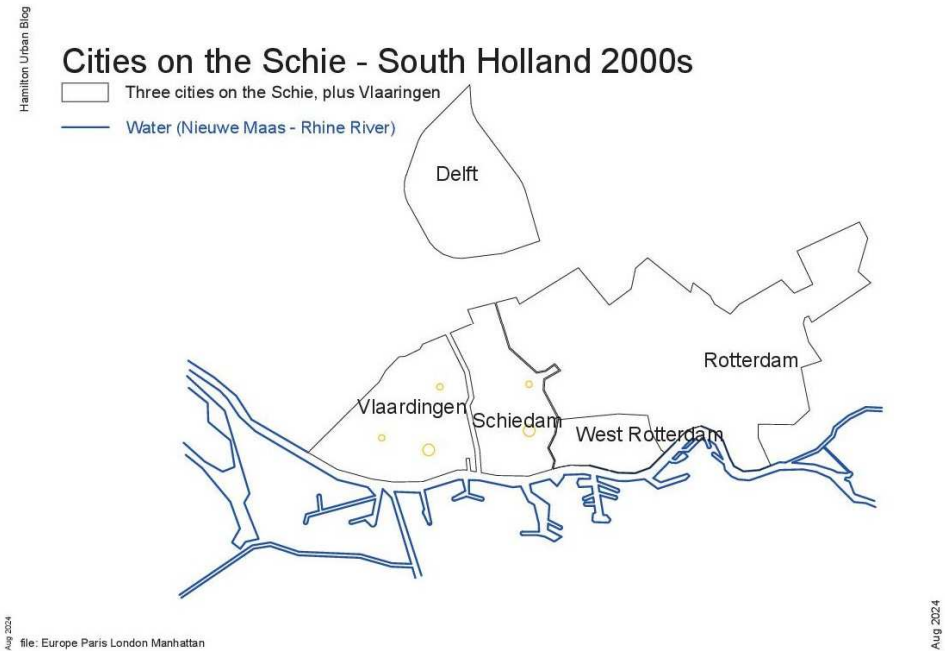
The architect Terry Farrell wrote in his 2007 'Manifesto for London' Page 10
https://farrells.com/wp-content/uploads/2017/08/Architectural-Review-Manifesto-For-London.pdf

Living Streets Submission

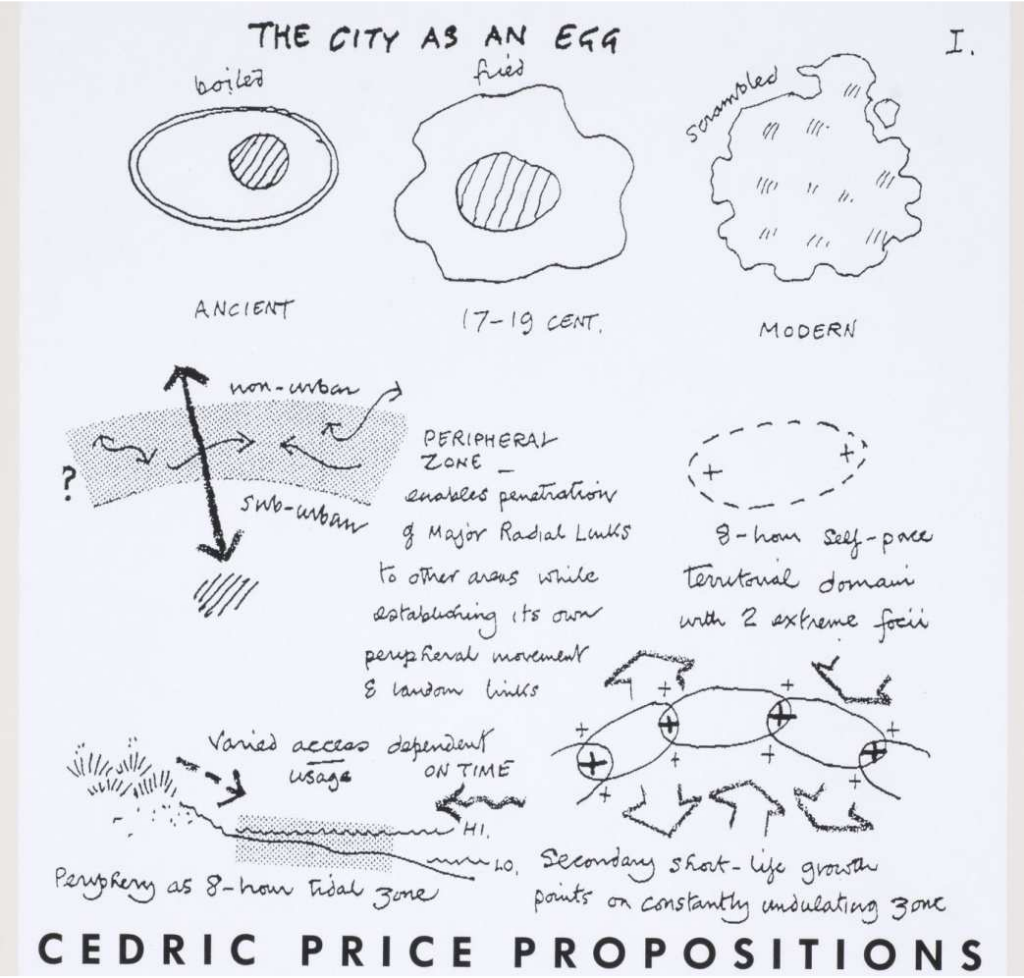
First Talking point – the planning culture differences in four neighbouring cities.

* Delft's centre is a mix of retail, cafe and ground floor residential. A few streets back you will find more / better retail shops mixed with residential. To me Delft is the most up-market of the four.
* Vlaardingen's plan is to have compact retail in its centre and the city has been subsiding ground floor residential on the approach to the centre. To me this has worked well as I did not notice vacant building when walking to city centre.
* Schiedam does not permit ground floor living – in the inner city plus 31 other locations, Schiedam central has a lot of vacant retail space and what the report writer calls '**reduced visual permeability'**.
* West Rotterdam has ground floor living, retail and commercial mixed across a wide area. This is a busy 1930s neighbourhood. It does not have a town square with an old church and town hall. There is nothing touristy about West Rotterdam. There a very few vacant frontages and there are always people out and about. It is does not feel like a blighted neighbourhood.

For more - https://hamiltonurbanblog.substack.com/p/allowing-ground-floor-living-in-inner



Second Talking point – This Cedric Price drawing explains why many European cities thrive (maintain their foot traffic) even when retail is in decline. I believe the reason is that they allow ground floor mixed-use to be scrambled, especially at the edge of zones where demand for use is always in a state of growth, be it retail, cafés, commercial or residential.



https://hamiltonurbanblog.substack.com/p/the-city-as-an-egg-cedric-price

Third Talking point – Hamilton has an extreme approach to mixed-use ground floor residential compared to many cities around the world. Why do we do this in Hamilton? **Is it cultural, and if so whose culture is it**? There are over a hundred different cultures represented in Hamilton.

Business Zone	Apartments					
	At ground floor		Above ground floor		Above ground floor within the Frankton Living Overlay	
	ODP	PC12	ODP	PC12	ODP	PC12
Commercial fringe (1)	NC	NC	RD	P	-	-
Major Event Facilities (2)	NC	NC	NC	NC	-	-
Sub-regional Centre (3)	NC	NC	NC	P	-	-
Large format Retail (4)	NC	NC	NC	NC	-	-
Suburban Centre (5)	NC	NC	RD	P	-	-
Neighbourhood centre (6)	NC	NC	RD	P	-	-
Frankton Commercial Fringe (7)	NC	NC	D	D	RD	P

Dr Juliana Reu Junqueira (Business Zones) 26 June 2024 Page 15

We are asking that zones 5 & 6, and living precincts, be seen as what Cedric Price calls **peripheral zones** that also permit ground-floor living.

End