

Plan Change 12 – Enabling Housing: Part 3 Other Appendices

# Appendix 3.6 Centres Assessment Report

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## Summary of Findings

The following are the key findings of this investigation:

- NPS-UD policy 3d requires intensification around commercial centre zones in excess of the Medium Density Residential Standards (MDRS). In Hamilton this requirement applies to the suburban centre zone or sub-regional centre zone, with some exceptions. MfE guidance supports staffs conclusion that it does not apply to the neighbourhood centre zone.
- Existing Operative District Plan building heights for developments within the suburban and sub-regional centre zones are sufficient for policy 3d purposes and do not need to change, except for where the central city 800m walkable catchment overlaps with a centre zone and policy 3a (height and density adjacent to city centre zone) requires changes.
- The Base, Rototuna Town Centre, the Hillcrest suburban centre and the Rotokauri suburban centre have been excluded from further analysis. They do not meet the staff-developed criteria for suitability for intensification. The reasons to exclude relate to industrial zoning around The Base, provisions that enable higher densities already in Rototuna Town Centre and Rotokauri, and land use constraints in Hillcrest.
- A 400m walking catchment is recommended as a boundary to define intensification around most suburban centre zones and sub-regional centre zones, as a starting point for further analysis.
- The following centres require a zoning change to enable a medium density (i.e. 4-5 storey building height) intensification zone in residential areas within a 400m walking catchment.
  - Thomas Road Shops
  - Chartwell
  - Five Cross Roads
  - Clyde Street Shops
  - Hamilton East Village
  - Dinsdale
  - Frankton
  - Glenview
- The Newton suburban centre requires a zoning change to enable a medium density intensification zone within a 200m walking catchment due to its smaller scale.
- Rototuna Town Centre provides for housing densities consistent with the NPS-UD, however a comprehensive development plan (CDP) must be approved prior to development starting. Development that chooses to proceed without a CDP must apply for resource consent under a stricter activity status. This approach is not enabling for further housing supply and should be remedied by removing the requirements for CDP's.
- The central city 800m walkable catchment extends to the Lake Road edge of the Frankton Suburban Centre and entirely encompasses the Frankton Commercial Fringe Zone between the suburban centre and the western town belt. Hamilton East is also within the 800m walkable catchment from the central city. The catchment extends to Wellington Street, covering the entire Hamilton East suburban centre. Under NPS-UD policy 3c(ii) building heights of at least 6 storeys must be enabled in this catchment however, it is not within the scope of this analysis to make recommendations on other NPS-UD policies.

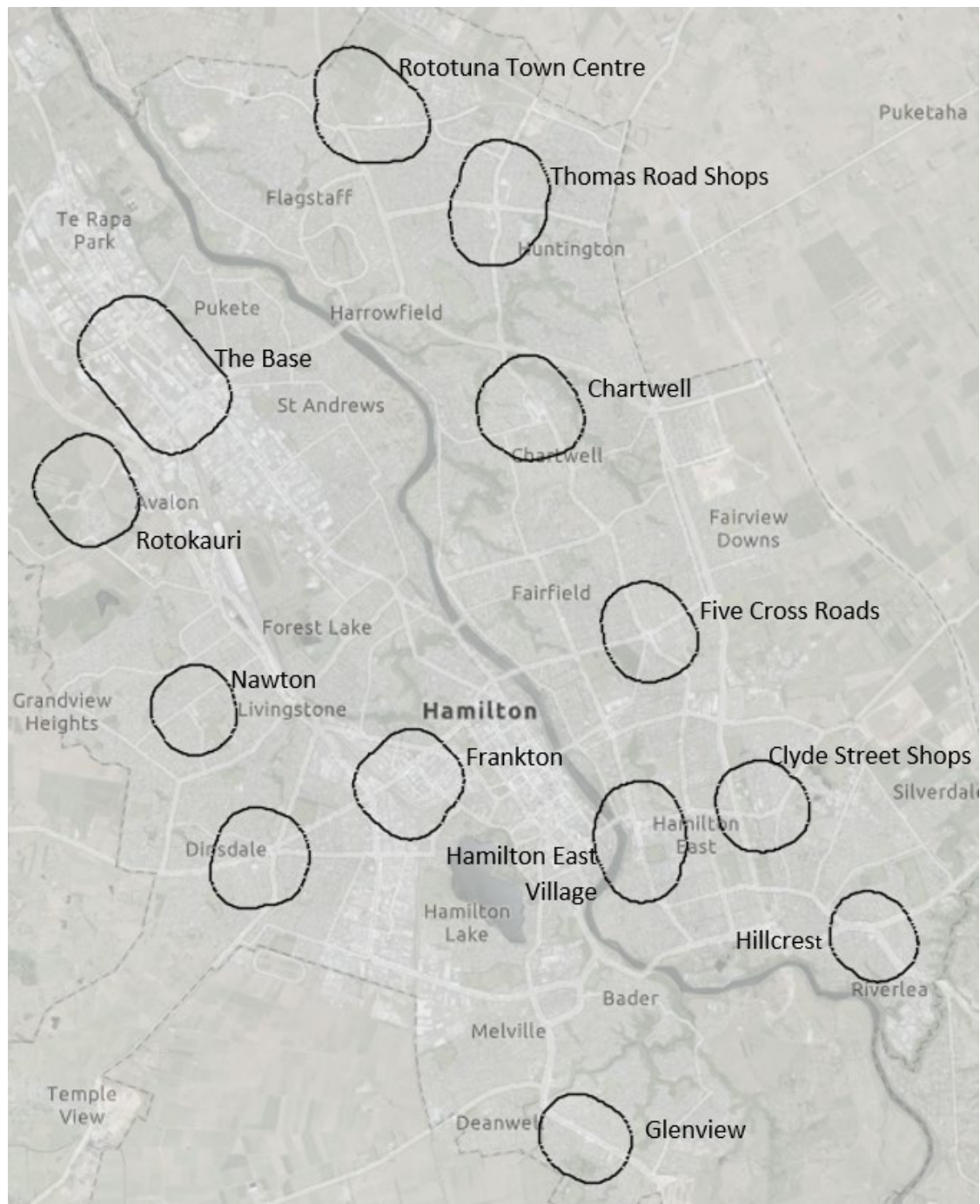


Figure 1. Centre zones within scope of the assessment.

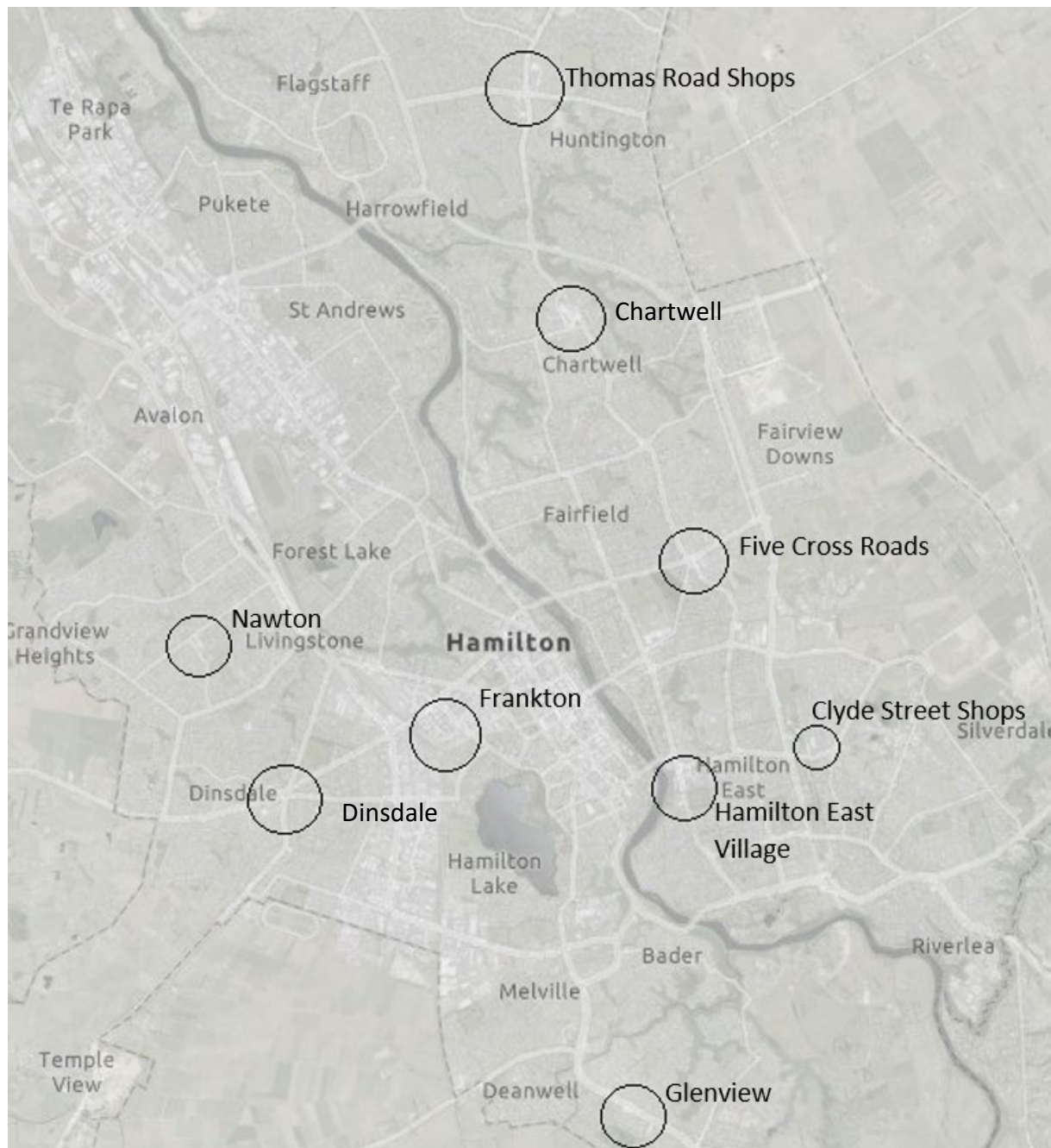


Figure 2. Centre zones identified for intensification according to policy 3d.



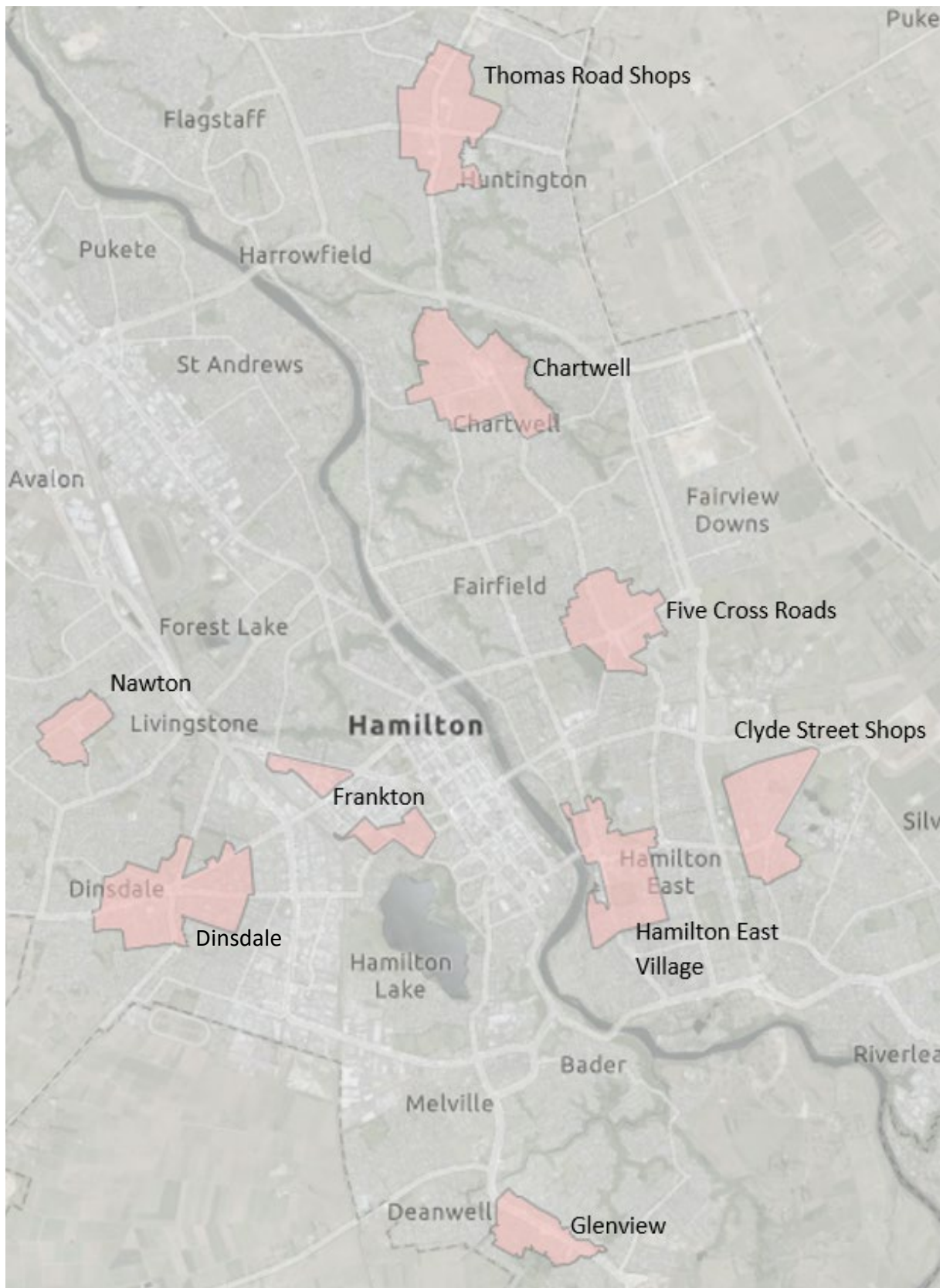


Figure 3. Proposed medium density zone boundaries adjacent to centre zones (based on walkable catchments).

## **1.0 Introduction**

### **1.1 Purpose of this Memo**

This memo describes a method to apply the amended policy 3d of the NPS-UD to Hamilton's commercial centre zones and a set of recommendations to implement policy 3d. Policy 3d requires intensification within and adjacent to some commercial centre zones. The methodology provides land use zoning recommendations to be considered in the Intensification Planning Instrument (IPI) addressing the NPS-UD through Plan Change 12 (PC 12).

### **1.2 Structure of the memo**

There are several elements in policy 3d that must be understood in order to appreciate how the policy applies to Hamilton. These are:

- What does "adjacent" mean?
- Hamilton does not have local centre zones or town centre zones in the ODP, what is the closest equivalent?
- Does the neighbourhood centre zone in the ODP align with the National Planning Standards definition?
- What does "commensurate with the level of commercial activity and community services" mean?

These questions are answered by taking a number of steps to reach a series of recommendations as to how the district plan can be amended in accordance with policy 3d.

### **1.3 Scope of the analysis**

- This assessment relates to policy 3d, it does not account for the application of qualifying matters or infrastructure constraints, nor does it apply any other NPS-UD policy.
- This assessment does not provide provisions relating to the recommended zones. Therefore consideration should be given, through PC12, as to how the application of these zones may contribute to well-functioning urban environments, especially in the context of accessibility to centres.



Figure 4. Memo structure.



## 2.0 Policy Context and Background

The Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (the Amendment Act, enacted in December 2021) amended aspects of the National Policy Statement – Urban Development (NPS-UD). The purpose of the Amendment Act is to rapidly accelerate supply of housing where demand for housing is high. It requires Tier 1 territorial authorities to make amendments to district plans to enable intensification in urban areas where people want to live and work. Hamilton is a Tier 1 urban environment.

Policy 3d of the NPS-UD, as amended, directs councils to intensify areas adjacent to smaller suburban centres where there are already community services and commercial activities. These areas are likely to be serviced by current public transport routes or planned public transport routes. Refer to the text boxes below for the original policy 3 and amended policy 3d.

The original policy 3d directed councils to focus intensification in ‘all other areas’ with high levels of accessibility and high demand. The new wording of policy 3d is more specific in that it directs councils to intensify areas within and adjacent to centres zones.

### ***Original policy wording***

Policy 3: In relation to tier1 urban environments, regional policy statements and district plans enable:

- a) In city centre zones, building heights and density of urban form to realise as much development capacity as possible, to maximise benefits of intensification; and
- b) In metropolitan centre zones, building heights and density of urban form to reflect demand for housing and business use in those locations, and in all cases building heights of at least 6 storeys; and
- c) Building heights of at least 6 storeys within at least a walkable catchment of the following:
  - i. Existing and planned rapid transit stops
  - ii. The edge of city centre zones
  - iii. The edge of metropolitan centre zones; and
- d) In all other locations in the tier 1 urban environment, building heights and density of urban form commensurate with the greater of:
  - i. The level of accessibility by existing or planned active or public transport to a range of commercial activities and community services; or
  - ii. Relative demand for housing and business use in that location.

### ***Amendment of NPS-UD***

1. Policy 3 in the NPS-UD is amended by, -
  - a. In paragraph (c), after “building heights of”, inserting “at”; and
  - b. Replacing paragraph (d) with:  
“(d) within and adjacent to neighbourhood centre zones, local centre zones, and town centre zones (or equivalent), building heights and density of urban form commensurate with the level of commercial activity and community services.”

Another significant change made by the Amendment Act is the introduction of Medium Density Residential Standards (MDRS). The MDRS enable increased residential densities in general residential zones by providing for up to three dwellings up to three storeys high as a permitted activity in Tier 1 territorial authorities. This “3x3” residential activity is the new permitted baseline for residential development in residential zones. All Tier 1 territorial authorities (including Hamilton City Council) must incorporate the MDRS into the district plan through a new streamlined planning process, also introduced by the Amendment Act.

### **3.0 Step 1: where policy 3d applies in Hamilton**

This section looks at the following topics to determine the initial scope of how policy 3d may apply in Hamilton:

- Which centre zones in the Operative District Plan (ODP) policy 3d is applicable to
- Whether these zones enable sufficient density already, or whether they need to change
- What the scale of each commercial centre indicates
- How ‘adjacent’ is defined in the context of Hamilton’s centre zones.

#### **3.1 Identifying applicable centre zones**

Policy 3d refers to “neighbourhood centre zones, local centre zones, and town centre zones (or equivalent)”, adopted from the National Planning Standards. The Hamilton ODP has not adopted these zones but there are equivalents, explained in **Appendix 1 Defining Centre Zones**.

The Hamilton ODP contains seven centre zones, three of which have been identified as being most equivalent to those outlined in the Amendment Act and applicable for analysis (refer to **Appendix 1**).

The three zones identified are:

1. Neighbourhood centre zones – typically very small sets of shops or even standalone dairies that meet the day-to-day needs of the surrounding residential neighbourhood. This zone does not typically provide a wide range of services; therefore, they do not warrant any intensification in excess of the MDRS provisions that will apply across all relevant residential zones.

In support of this position, Ministry for the Environment (MfE) 2020 guidance<sup>1</sup> (the MfE guidance) confirms that small sets of neighbourhood shops (e.g. a dairy, butcher and hairdresser) would not likely support the range of services and activities at a scale that encourages intensification in proximity.

2. Suburban centre zone – comparable to the National Planning Standard definition for local centre zone, meaning Policy 3d requirements apply to these zones in Hamilton.
3. Sub-regional centre zone – comparable to the National Planning Standards definition for a town centre zone, meaning policy 3d requirements apply to these zones in Hamilton.

#### **3.2 Examining the current enablement of centre zones**

To understand whether there is a need to enable more intensification within the centre zones, the first thing to consider is how much density and building height they already enable and whether this is sufficient.

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<sup>1</sup> *Understanding and Implementing Intensification Provisions of the NPS-UD*

There are seven business zones in the ODP, excluding the central city zone. The ODP provides a centres hierarchy to avoid detrimental effects on the functioning of the central city caused by business activity locating in out-of-centre zones. The centres hierarchy protects the primacy and vibrancy of the central city while recognising that residential areas need access to shops and community facilities to support and meet their day-to-day needs.

The centres hierarchy approach was first considered during the last district plan review in 2012 in response to the previous laissez faire, widespread and ad-hoc distribution of business activity that was able to occur throughout the city prior to this, to the detriment of the central city. The business centres hierarchy has been in place since 2017 when the current plan was made operative. For this reason, there are spots of significant legacy commercial activity, like Home Straight and east of The Base, that the district plan recognises as business areas but are not zoned as commercial centres and therefore not within the purview of policy 3d.

Table 1 below summarises the characteristics of the commercial fringe, sub-regional, suburban and neighbourhood centre zones in terms of enabling residential development. While they are not strict commercial centre zones, the Business 1 and Business 7 zones are included because they are located adjacent to the Hamilton East and Frankton suburban centre zones respectively.

*Table 1. How residential development is provided for in centre zones*

<b>Zone Name</b>	<b>How residential development is enabled</b>
Business 1 – Commercial Fringe	Residential activity is encouraged in locations adjacent to centres where it can be shown to support established and future business activity while providing a high amenity living environment. Residential activity is encouraged as part of a comprehensive mixed-use development where any adverse effects of reverse sensitivity are able to be appropriately managed. Sites adjacent to the Hamilton East suburban centre are enabled to be redeveloped for a range of activities that complement and support the centre, including residential activity.
Business 3 - Sub-regional Centres	Sub-regional centres are reserved for business activities, providing a scale and diversity of retail floorspace, entertainment facilities and limited offices. Residential development is not encouraged to ensure that the purpose of the sub-regional centre is not undermined.
Business 5 – Suburban Centres	Mixed-use centres that are distributed across the city with health care services, goods, service, and employment at an appropriate scale. Above ground floor residential development is provided for.
Business 7 - Frankton Commercial Fringe	Light and service industry, wholesale retail, trade and community activities are provided for. Residential development is not generally encouraged, however apartments above ground floor are provided for.
Rototuna Town Centre	The Rototuna Town Centre Zone includes provision for residential development in the Residential Mixed Used Precinct, Residential High-Density Precinct and Residential Medium Density Precinct. Apartments are fully enabled in all three precincts and single dwellings are only enabled in the medium density precinct. Duplex dwellings are not provided for at all. Some mixed-use development enables apartments above ground floor in the retail, employment, and community precincts.

Building heights of 15m+ are enabled across these commercial centre zones, which equates to roughly 4-5 storeys. Other built form standards relate to setbacks and height in relation to boundary (HIRB). Across all of the above zones 5m setbacks are only required where a building fronts an arterial transport corridor and where a sites rear and/or side boundaries adjoin a residential or special character zone. The HIRB standard only applies to boundaries that adjoin a residential or special character zone and requires buildings to stand within a recession plane measured at a 45-degree angle from a point 3m above the ground at the site boundary adjoining the adjacent zone.

All business zones in Table 1, except the sub-regional centre zone, enable residential development in the form of mixed-use development with retail at ground floor and apartments above. Minimum densities for residential developments are prescribed in the form of minimum residential units. The minimum residential density within the business zones is 30 residential units per hectare. Residential development is not enabled within the sub-regional centre zone to ensure that these centres retain their commercial purpose.

While 15m+ building heights are enabled, there are very few buildings within centres that reach or exceed the height limit, indicating that there is room for centres to grow upwards. Site visits indicate little uptake of the mixed-use residential development provisions, except in Frankton.

The centre zone provisions enable building heights and density of urban form commensurate with the level of commercial activity and community services enabled. They provide for heights of 4-5 storeys in excess of most developments taking place, zoning controls are not restrictive within the zones (i.e. HIRB only applies at transition to residential zones), and there appears to be limited demand for vertical mixed use developments.

### **3.3 Determining a level of commercial activity**

There is large variation in the size of the centres across Hamilton, ranging from as small as 7,909m<sup>2</sup> to over 302,410m<sup>2</sup> (zoned footprint), but size does not always give an accurate picture of the amount of commercial activity occurring. The original policy 3d required intensification in areas with high accessibility to 'a range of commercial activities and community services'. The updated policy requires intensification 'commensurate with the level of commercial activity and community services'. The MfE guidance explains that a 'range' of services should be thought of as a variety of commercial and community services that serve the needs of the catchment. For example, a doctor and/or pharmacy, schools and/or a kindergarten, and a café and shops would be considered as providing a range of services. It follows that centres where a wider range of services are provided, the higher the level of commercial activity.

In determining the level of commercial activity, staff examined the range of services available in each centre, presented as a checklist in Figure 5. The quality of the services provided is also a factor, for instance, a centre that contains a supermarket, a medical centre, a library, a café, shops and has parks and schools nearby is more suitable for intensification than a centre that has a grocery store and a handful of retail stores.

In addition to requiring a high degree of analysis to determine what each centre offers; this method only captures a 'snapshot' in time of what occurs in each centre. Centres are dynamic and some activities have a relatively high turnover rate. For example, an existing commercial building in a centre could be tenanted by a restaurant one year, but the next year it could be converted into an office, or a shop, or be vacant. Measuring the commercial activities of a centre at a set point in time does not capture this dynamism however, a degree of certainty of the types of activities that can occur in the centre is provided through the centre's hierarchy and the activity status table of the business zones chapter in the ODP.

### **3.4 How far 'adjacent to centre zones' extends**

The walkable catchment to the central city is defined on the basis of an 800m distance, or a 10-minute walk. To a sub-regional or suburban centre with less activity, a 5 minute/400m walkable catchment is applied to identify a catchment for intensification. A 400m walkable catchment is considered an appropriate measure of "adjacent" because it describes a proxy for how long people are willing to walk to shops and community facilities. For smaller centres or ones with certain constraints, a shorter distance could apply.

This definition supports the intention of the NPS-UD in terms of objective 1 in relation to well-functioning urban environments and objective 8 in relation to mitigating climate change. It also supports enabling people to live close to their jobs and/or the frequent bus network ensuring integration with public transport infrastructure. Plan Change 12 enables these objectives, and the 20-minute neighbourhood, by introducing objectives, policies and rules for higher density residential development around centres with good access to public transport and community facilities, such as suburban centre zones.

### **3.5 Conclusions – Scope of Policy 3d in Hamilton**

1. Only sub-regional centre zones and suburban centre zones will be considered for intensification under policy 3d. The following centres are in scope for further assessment:

- |                          |               |
|--------------------------|---------------|
| 1. The Base              | 8. Hillcrest  |
| 2. Chartwell             | 9. Glenview   |
| 3. Rototuna Town Centre  | 10. Frankton  |
| 4. Thomas Road Shops     | 11. Dinsdale  |
| 5. Five Cross Roads      | 12. Nawton    |
| 6. Clyde Street Shops    | 13. Rotokauri |
| 7. Hamilton East Village |               |

2. The centre zones already enable intensification within the centres, however the areas adjacent to the centre must be assessed to determine the level of intensification commensurate to the activities within the corresponding centre.
3. Larger centres are more likely to have a wider range of services provided within them than smaller centres, necessitating more intensification.
4. “Adjacent” is determined to be ‘within a 400m walkable catchment’. A shorter distance could be applicable where specific constraints are present.

## 4.0 Step 2: Analysis of in-scope centres

Some centres are better suited for intensification than others and this can be for a variety of reasons ranging from constraints of the surrounding land uses to the centre not being built yet. Centres that are more suitable for intensification provide a wide range of services, provide community facilities, enable people to live nearby, have a good public transport network and have good public amenity. In order to assess whether a centre is appropriate for intensification the following list of criteria were applied in response to the question ‘is the centre suitable for intensification?’:

Figure 5. Checklist of criteria for intensification of a centre

Checklist for "is the centre suitable for intensification?"
<ul style="list-style-type: none"> <li>○ Presence of a supermarket.</li> <li>○ Presence of a healthcare provider.</li> <li>○ Presence of a community facility such as a library.</li> <li>○ Presence of adjacent residential zoning.</li> <li>○ Degree of amenity provided by nearby parks, schools, and availability of public transport.</li> <li>○ Any other relevant site specific factors.</li> </ul>

Where a centre checked off more items from the above checklist, the more suitable it is for intensification, and vice versa. The discussion and results of this task are located in **Appendix 2**, where:

- **Red = not suitable for intensification**
- **Orange = may be suitable for intensification**
- **Green = suitable for intensification.**

Only centres that resulted in an orange or green ranking were carried forward for zoning recommendations. The summarised results are in Table 2 below:

Table 2. Summary results of intensification suitability assessment.

Not suitable for intensification (at this time)	May be suitable for intensification	Suitable for intensification
The Base Hillcrest Rotokauri	Thomas Road Shops Five Cross Roads Clyde Street Shops Hamilton East Village Glenview Frankton Nawton	Chartwell Rototuna Town Centre Dinsdale

As illustrated in Table 2 above The Base, Hillcrest and Rotokauri are considered to be unsuitable for intensification at this time. This may change in the future as conditions in and around these centres changes. As detailed further in **Appendix 2**:

- The Base was ruled out for intensification because there is no residential zoned land adjacent or nearby to service the centre. It lies within a significant and strategic industrial zoned area which must be retained for employment and industrial uses to meet the requirements of the Housing and Business Assessment and Policy 2 of the NPS-UD. There is very limited amenity (parks, open spaces, schools, etc) within the area to support a residential community.
- The Hillcrest suburban centre was ruled out for intensification due to the limited commercial uses and restrictive scale of the commercial centre site. The main anchor in the centre is a supermarket while the other stores within the centre are takeaways and restaurants. No

medical uses were noted and very few public realm attributes are in the vicinity. Access to the centre is difficult due to its location on a prominent, busy State Highway 2 intersection and gateway to the city. Current high traffic volumes and higher traffic volumes in the future would exacerbate these challenges.

- The Rotokauri suburban centre was not assessed because it lies in a greenfield growth cell and has not been constructed yet. The existing business zone provisions enable building heights and an urban form anticipated by the NPS-UD and the adjacent residential zoning is medium-density which also provides for building heights and densities anticipated by the NPS-UD and will be aligned to reflect the future intensification changes in Plan Change 12

### 5.0 Step 3: Preliminary Zoning Recommendations for Short Listed Centres

So far, this memo has set out which centre zones policy 3d applies to, that “adjacent” means within a 400m walkable catchment and which centres to consider for intensification. The next step is to determine how much intensification should be enabled adjacent to centres by testing whether the existing zoning provides for a sufficient intensity of development. The purpose of establishing the existing zoning baseline is to determine if the district plan currently enables enough intensification in each “short-listed” centre (refer to Table 2) or if more enabling zoning is required. To determine this the following factors were considered:

- Current district plan provisions: does the adjacent residential zoning enable enough intensification without changes?
- Commercial activity and community services: does the mix of uses in the centre satisfy the checklist in section 4.0 denoting a range of commercial activities and community services
- Can MDRS enable intensification that is commensurate with the level of commercial activity and community facilities, or should higher residential densities be enabled?

The following Table 3 outlines the results of this analysis. The detail of the underlying assessments sits in **Appendix 3**. Red indicates that the criteria was not met; amber indicates that that the criteria is partially met, and green indicates the criteria was met.

Table 3. Zoning baseline summary – gap assessment outcomes

Centre	Is a more enabling zoned density required?	Does the range of services satisfy the checklist?	Preliminary Recommendation (is MDRS enough?)
Chartwell		Satisfies the checklist	Rezone 400m walkable catchment to medium density
Rototuna Town Centre		The centre is only partially built out and currently has a supermarket, schools, and sports facilities. A library is under construction but currently there are no healthcare providers or services present.	The ODP provisions are enabling of the urban form that the NPS-UD requires, so no change to the zone provisions is required.
Thomas Road Shops		A wide range of commercial activities are present within the centre and a large park, kindergarten and schools are located nearby. No community facilities like libraries are provided.	Rezone 400m walkable catchment to medium density
Five Cross Roads		A wide range of commercial activities are provided though on a smaller scale and there are no community facilities like a library provided. The centre is located next to a high amenity park.	Rezone 400m walkable catchment to medium density



Clyde Street Shops		A small supermarket, grocer and butcher are anchored by The Warehouse. The university is nearby which provides healthcare services and a library. The centre is well serviced by public transport.	Rezone 400m walkable catchment to medium density
Hamilton East Village		Mainly specialty stores, no supermarket, community facilities or healthcare providers. High amenity and public transport options.	Rezone the residential zone within a 400m walkable catchment to medium density
Glenview		Satisfies the checklist.	Rezone 200m walkable catchment to medium density as this reflects the small size of the centre.
Frankton		Mainly specialty stores, light industrial and commercial land uses with high employment. No healthcare providers or community facilities. Highly accessible and good live-work opportunities.	Rezone the residential zone within a 400m walkable catchment and the Frankton saleyards key development site to medium density.
Dinsdale		Satisfies the checklist.	Rezone 400m walkable catchment to medium density
Nawton		Comprises a supermarket and small retail stores. Community centre, a large park and school nearby.	No rezone required, MDRS is sufficient because the size of the commercial centre is small

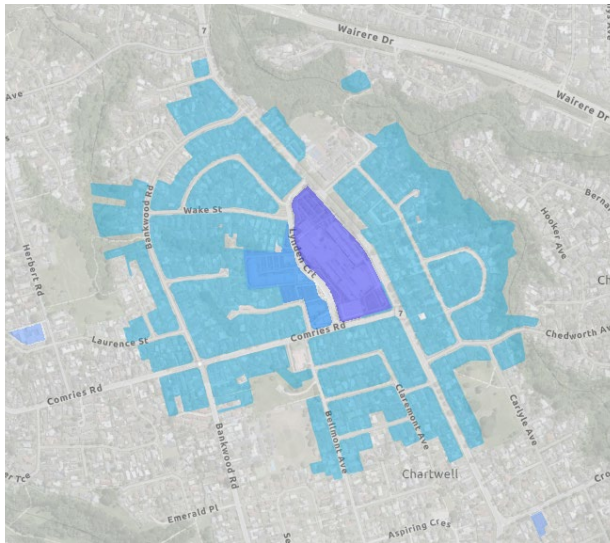
Medium density residential development is considered to be development that is 3-5 storeys high and is in the form of duplexes, terraced housing, and walk-up apartment buildings. PC12 will make a final determination on the zone provisions. The MDRS is lower density than the medium density, as it enables up to three dwellings on a site that can be up to three storeys each. Higher density residential development is anything 6 storeys high and above and is usually in the form of apartment buildings.

Based on the above steps in sections 3-5 the findings for the preliminary zoning recommendations are set out in Table 4. Site visits were undertaken to validate the preliminary recommendations. The site visit findings are discussed in section 6.1 and final recommendations are provided in Table 6.

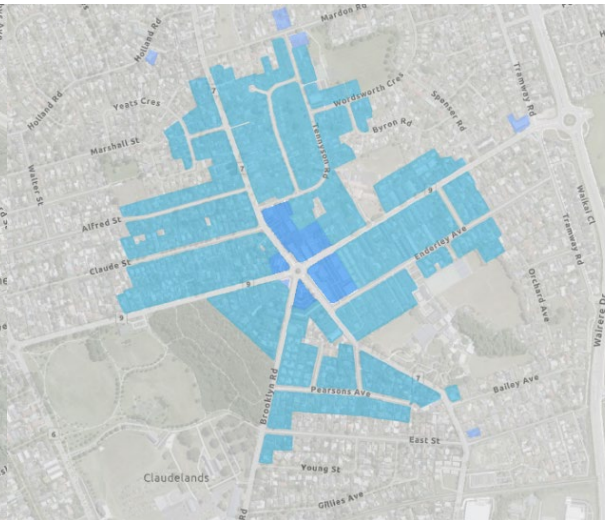
The following maps show the extent of the preliminary zoning recommendations based on Table 5 above. Note that Rototuna Town Centre and Nawton are not shown as the preliminary zoning recommendation is that no change is required.

Table 4. Preliminary zoning recommendations based on walkable catchments.

Chartwell



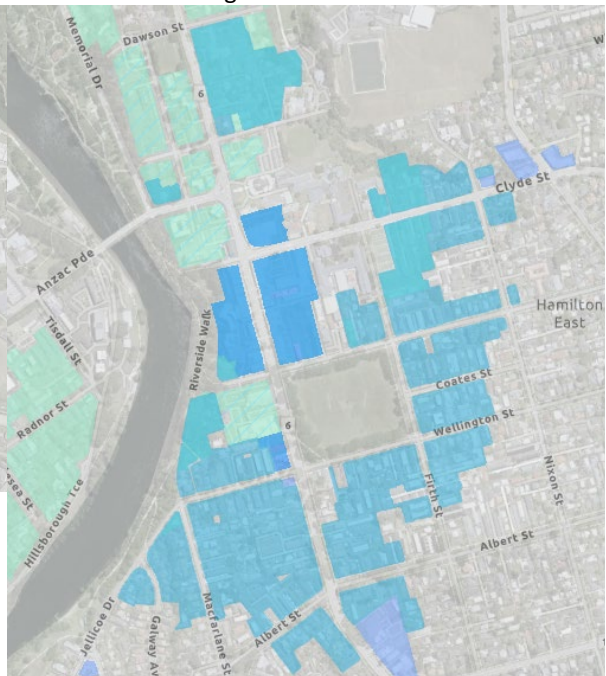
Five Cross Roads



Clyde Street Shops



Hamilton East Village



Glenview



Frankton







## 6.0 Step 4: Final Zoning Recommendations

This section looks at the steps to reach the final zoning recommendations promoted to the district plan change. This involved:

- Undertaking site visits to each centre and ground-truthing the desktop analysis
- Amending the preliminary zoning recommendations to reflect the centres 'on the ground'
- Mapping the proposed zones around the centre and rationalising the boundaries.

### 6.1 Site Visits and Ground-truthing

Site visits to the "short-listed" centres for intensification were undertaken on 22 February 2022. The purpose of the site visits was to "ground truth" the analysis and preliminary findings to date and to take note of the businesses and activities that were operating from the centres at the time. The site visits affirmed our preliminary findings for most of the centres, except in the case of Frankton, Glenview and Nawton, discussed below. Refer to **Appendix 4** for a summary of the site visit notes.

#### ***Frankton – change some industrial land to residential***

Where appropriate, some of the industrial zoned land within a walkable catchment and with good accessibility to the Frankton suburban centre can switch to a residential zone. This would encompass the north of the centre including the properties fronting Norton Road and the Frankton Saleyards, and the block to the south bound by Upper Kent Street, Queens Ave, Lake Road, Marama Street and Moana Street. The following observations were made to support this position:

- Frankton has no one single major anchor land use. In past years this would likely have been Forlongs Department Store which occupied a number of whole, large blocks in the centre, however a number of the Forlongs buildings have been sold, demolished, and are now being replaced with mixed-use residential buildings.
- Frankton has a number of heritage buildings and historic land uses and is probably the oldest employment and industrial centre in Hamilton due to its proximity to the main railway trunk line.
- The commercial activity in Frankton now is mostly boutique stores and light industrial services that have always operated in this area and/or have limited relocation options in Hamilton.
- The current zoning framework enables mixed-use residential development in the suburban centre. Frankton Quarter and Rawhiti Village are good examples of how this can work.
- The Frankton Neighbourhood Plan identifies the saleyards as a key development site and encourages more live-work opportunities.
- The proposed zoning captures a small number of industrial properties between Lake Road and the railway that are close enough to the centre to be redeveloped as residential developments. The proposed zoning also captures properties currently zoned as General Residential within the 400m walkable catchment and pulls in the nearby Residential Intensification Zone.
- A frequent bus service will be available in the centre from mid-2022 connecting Frankton with Rotokauri, Nawton, Dinsdale, the central city, Hamilton East and the university.

#### ***Glenview – medium density zoning within a 400m walkable catchment***

The Glenview suburban centre is the smallest centre within the city. Despite this it has a wide range of services provided within and nearby the centre including a supermarket, library, parks, healthcare, kindergartens, frequent bus service and Te Wananga o Aotearoa. Funding had been approved and construction is due to start this year on an upgrade to Ohaupo Road/SH23 for a public transport hub. The upgrade includes recessed bus bays, bus shelters, upgraded cycle and foot paths, a raised

signalised pedestrian crossing and amenity upgrades. The upgrades enable the frequency of the bus service to be increased to more efficiently connect the south, central city and north of the city.

The original recommendation was for a 200m medium-density residential zoning. On balance of factors, it is recommended that the proposed medium-density residential zoning extend to a 400m walkable catchment covering both sides of Ohaupo Road.

#### ***Nawton – medium-density residential zoning within a 200m walkable catchment, not MDRS***

Nawton is the second smaller centre in the city and has a smaller range of services provided within the centre than the nearby Glenview centre. It does, however, have a community centre and large park adjacent to the centre. From mid-2022 a frequent bus service will stop in the centre that connects Nawton to Dinsdale, Frankton, the central city, Hamilton East and the university. For these reasons medium density residential zoning within a 200m walkable catchment is recommended. This zoning recognises Nawton centre's proximity to the Dinsdale centre and The Base where a wider range of services, commercial activities and community facilities are available.

Additionally, enabling opportunities for higher density housing around this centre may encourage future investment in the centre and for the current offering to be improved and expanding to service the community better.

### **6.2 Updated recommendations from site visit findings**

The following table outlines the final adjusted zoning recommendations for the centres as a result of the above further analysis.

*Table 5. Site visit impact on zoning recommendations*

<b>Centre</b>	<b>Preliminary recommendation</b>	<b>Final recommendation</b>
Frankton	Medium-density residential on the key development site located at Frankton Saleyards, as set out in the Frankton Neighbourhood Plan	Medium-density residential within the currently zoned industrial land bound by the railway line and extending to Norton Road on the northern side of the centre and Upper Kent Street in the south.
Thomas Road Shops	General residential MDRS	Medium-density residential within a 400m walkable catchment
Glenview	Medium-density residential within a 200m walkable catchment restricted to the west of Ohaupo Road	Medium-density residential within a 400m walkable catchment
Nawton	MDRS	Medium-density residential within a 200m walkable catchment

### **6.3 Mapping zoning changes**

The final step of the methodology is to map the proposed zones and rationalise the boundaries. This step ensures that a sensible zoning pattern is achieved, that zones do not split parcels in half and transition from higher density to lower density zones occurs. To rationalise the zones logical barriers and boundaries were used as natural stopping points. These included:

- Adjacent zone boundaries such as open space zones or community facilities zones,
- Natural features such as gullies, and
- Roads.

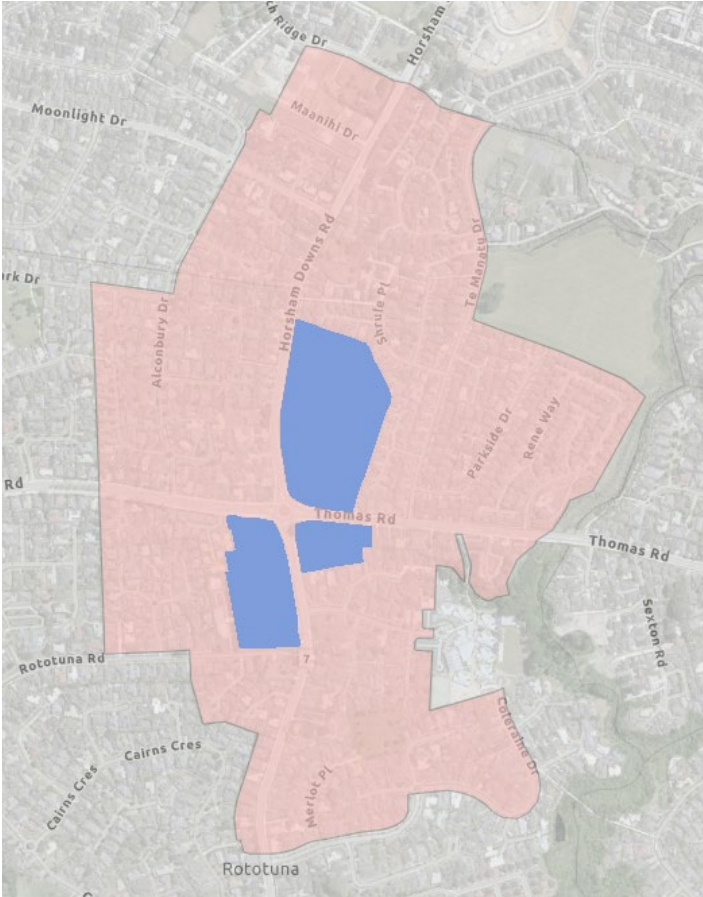
In some cases, it was not possible to follow one of the above boundaries, so as a last resort parcel boundaries were used to define a zone boundary. These boundaries were selected on their proximity to the walkable catchment, proximity to a barrier from the above list and the direct-ness of the line. In

some instances, the proposed zone boundary falls outside the walkable catchment or within, but this depends on the available boundaries.

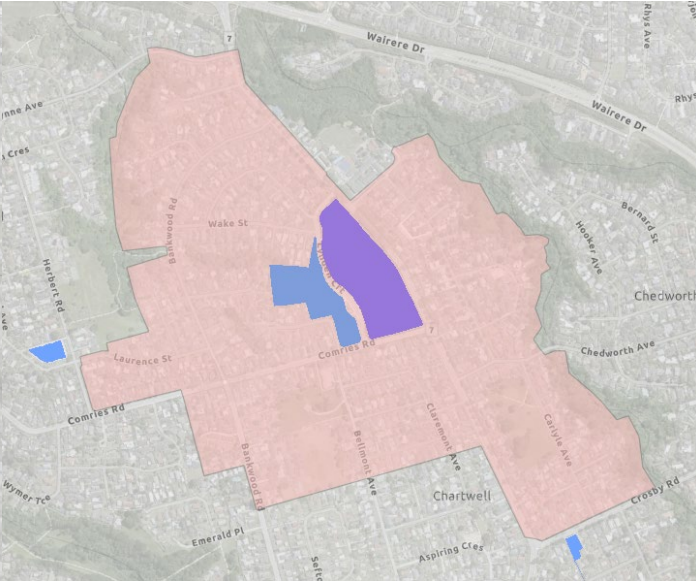
Last year Council began a detailed review of four areas of the city to understand how intensification could result in well-functioning urban environments reflective of Hamiltonians vision and objectives expressed in the Long Term Plan. These Area Plans make recommendations for zoning to PC12, and also inform future infrastructure investigations and funding processes. Area Plan drafts influenced the work undertaken in this assessments and exercise was undertaken to align the final draft Area Plans zoning recommendations to the recommendations of this report.

Table 6. Final zoning recommendations.

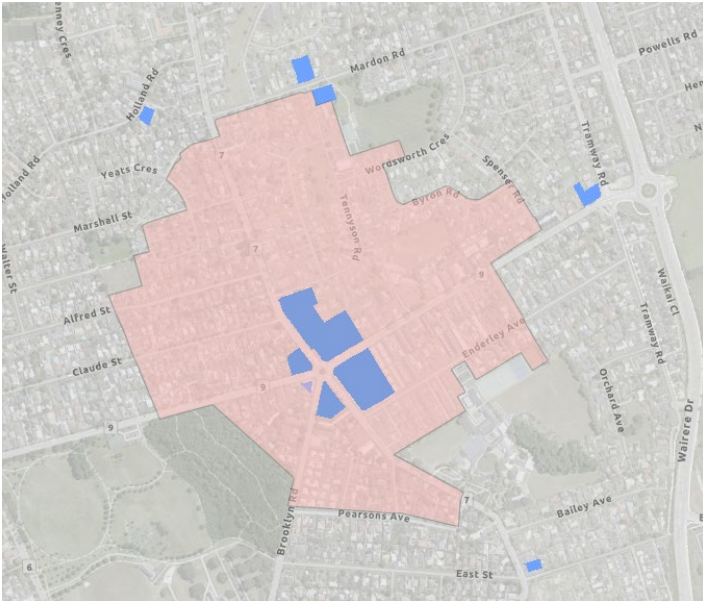
Thomas Road Shops



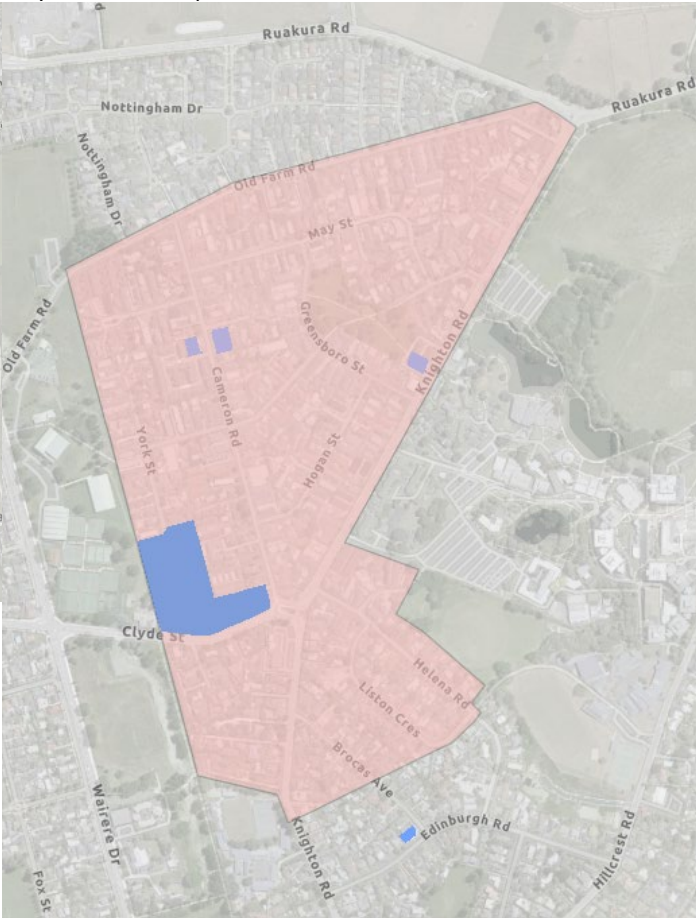
Chartwell



Five Cross Roads

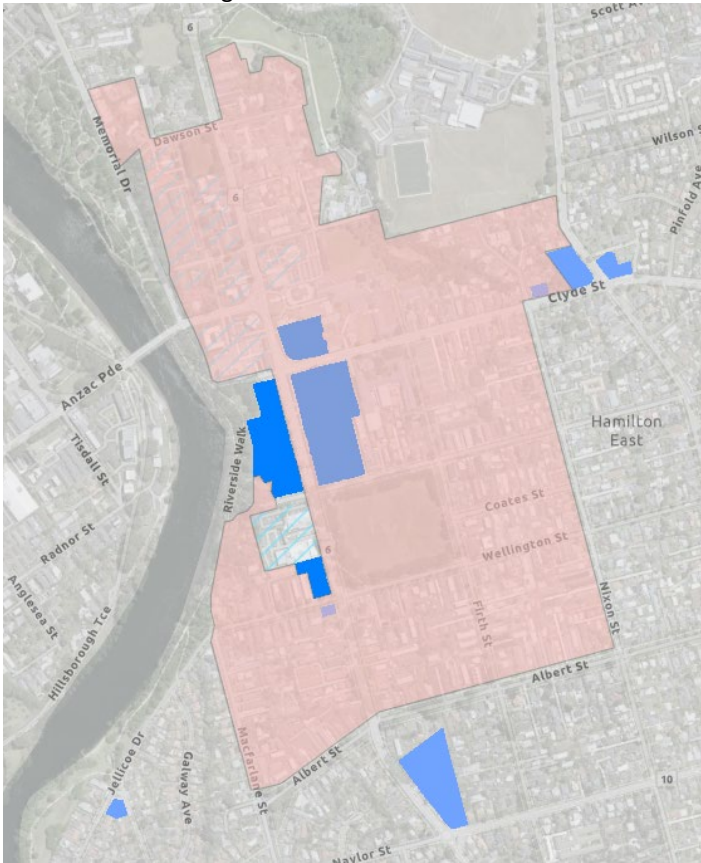


Clyde Street Shops

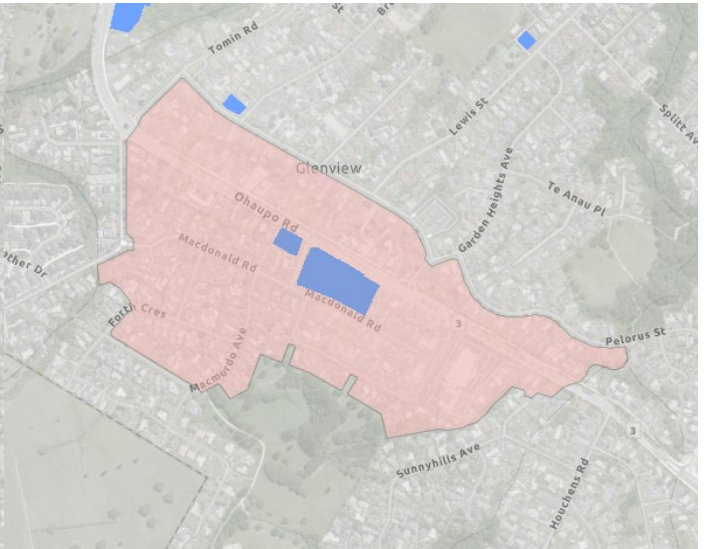




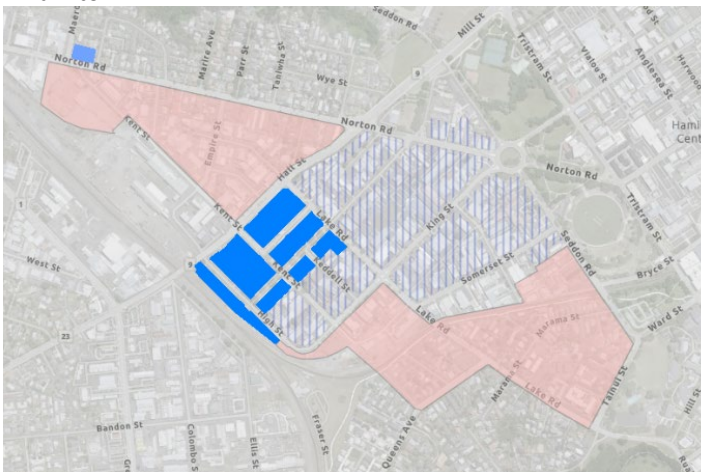
Hamilton East Village



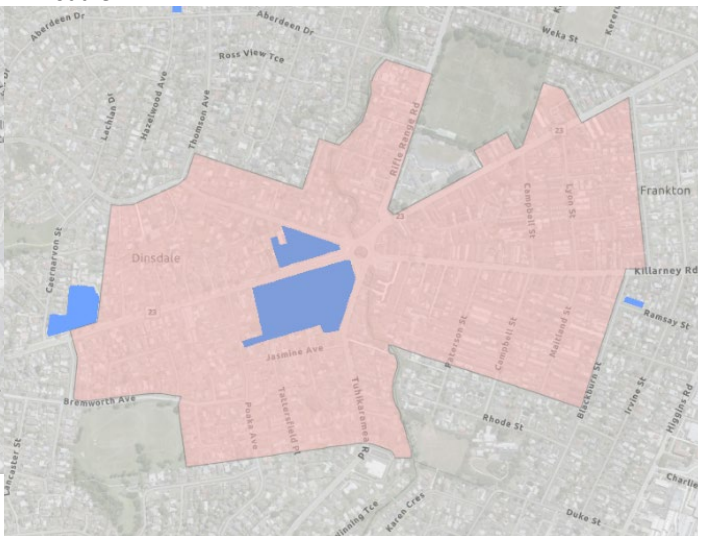
Glenview

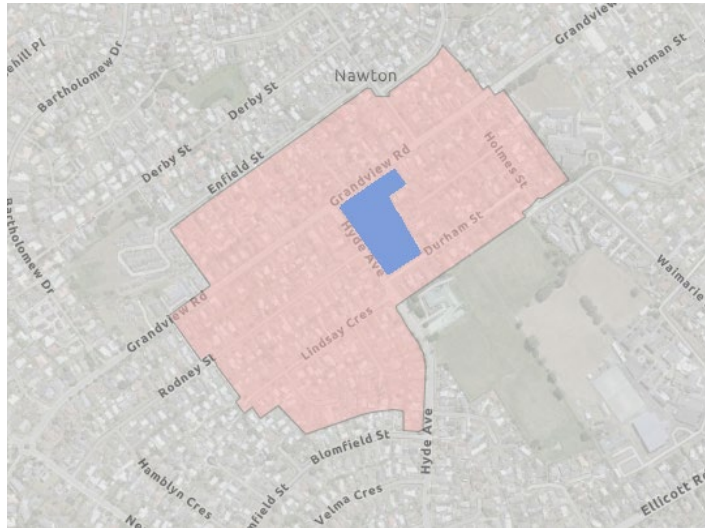


Frankton



Dinsdale





## Business Zones

### Sub Zone



Business 1 Zone - Commercial Fringe



Business 2 Zone - Events Facilities Fringe



Business 3 Zone - Sub-Regional Centre



Business 4 Zone - Large Format Retail



Business 5 Zone - Suburban Centre Core



Business 6 Zone - Neighbourhood Centre



Business 7 Zone - Frankton Commercial Fringe

## 7.0 Conclusions

Table 6 outlines the zoning recommendations for each of the centres that were assessed through this exercise. Three of the centres are also analysed through the concurrently running Area Plans Project – Chartwell, Five Cross Roads and Hamilton East Village and a review of those draft plans shows very close alignment between outcomes.

It is recommended that this assessment, particularly the outcomes presented in Table 6 are adopted by the Plan Change 12 drafting team in relation to the relevant chapters and zones and considered during the section 32 analysis. This will ensure that the proposed residential provisions of Plan Change 12 will meet the intent of policy 3d.

The report has limitations. This assessment has been undertaken purely through the lens of policy 3d, it has been based on a desktop and site visit assessment of existing centres at 2022, it does not account for the application of qualifying matters or infrastructure constraints, nor does it apply any other NPS-UD policies. It does not verify the viability of intensification.

This assessment does not provide provisions relating to the recommended zones, therefore consideration should be given, through PC12, as to how the application of these zones may contribute to well-functioning urban environments, especially in the context of accessibility to centres.

# Appendix 1: Defining Centre Zones

Centre zone	National Planning Standards definition	Auckland Council application of the zone <sup>2</sup>	Hamilton City Council's equivalent
Neighbourhood Centre Zone	Areas used predominantly for small-scale commercial and community activities that service the needs of the immediate residential neighbourhood.	The Neighbourhood Centre Zone applies to single corner stores or small shopping strips located in residential neighbourhoods. They provide residents and passers-by with frequent retail and commercial service needs. Typically, the Neighbourhood Centre zone applies to small groups of 'corner shops' (i.e., dairy, takeaways, bakery) as well as one-off dairies and service stations.	<u>Neighbourhood Centre Zone</u>  These centres are distributed throughout residential suburbs. These are limited in their size to ensure the intensity of the activity taking place is constrained and compatible in its character, scale and intensity with the neighbouring residential character, and service a local neighbourhood.
Local centre zone	Areas used predominantly for a range of commercial and community activities that service the needs of the residential catchment.	The Local Centre Zone applies to a large number of small centres throughout Auckland. The centres are generally located in areas serviced by good public transport. The zone primarily provides for the local convenience needs of surrounding residential areas, including local retail, commercial services, offices, food and beverage, and appropriately scaled supermarkets.	<u>Suburban centre zone</u>  Residential neighbourhoods are served by medium sized shopping centres that also support community services and facilities. These centres vary in size and character but generally anchored by a supermarket and serve a population catchment of 13,000-30,000 people and have GFA ranging between 10,000-20,000m <sup>2</sup> . They are generally located on higher order transport corridors and are accessible to a large vehicle-oriented travelling public. A range of day-to-day needs are served.
Town centre zone	Areas used predominantly for: <ul style="list-style-type: none"> <li>In smaller urban areas, a range of commercial, community, recreational and residential activities.</li> <li>In larger urban areas a range of commercial, community, recreational and residential activities that service the needs of the immediate and neighbouring suburbs.</li> </ul>	The Town Centre Zone applies to suburban centres throughout Auckland. The centres are typically located on main arterial roads, which provide good public transport access. The zone services a wider area than local centres and provides for a wide range of activities including commercial, leisure, residential, tourism, cultural, community and civic services. Most centres are identified for growth and intensification.	<u>Sub-regional centre zone</u>  Standalone destinations located on higher order transport corridors and are principally retail centres with limited office, community, and other land uses. The centres currently do not provide for residential activities within the business zone.

<sup>2</sup> Auckland Council zones are provided as a comparator for a territorial authority that has adopted the National Planning Standards zone definitions and structure, which HCC has not.



# Appendix 2: Intensification suitability

- **Red = not suitable for intensification**
- **Orange = may be suitable for intensification**
- **Green = suitable for intensification.**

Centre Name	Range of existing land uses (supermarket/health/community facility)	Current residential zoning adjacent to centre.	Adjacent community facilities and amenities	Other factors that may affect recommendations e.g., retention of existing business land, presence of SNA's.
The Base	Extensive retail and commercial park, no supermarket, library, offices, education, or medical services located with the business centre.	None, industrial zoning and large format retail zoning surrounding the centre.	A supermarket is nearby but is not located within the sub-regional centre zone. Te Huia inter-regional train stops at The Base near Mitre 10 and regional and frequent bus services stop here. Surrounding land uses are industrial, or large format commercial uses.	The centre is part of a large strategic industrial zoning with a large employment base. Rezoning to a residential zone would diminish the supply of employment land in the city and would likely have adverse effects on the economic functioning of the city. Zoning at The Base does not enable residential development.  There are very limited exiting public facilities or parks, schools, open spaces.
Chartwell	Extensive range of predominantly retail uses including supermarket, cinema, restaurants, library, pharmacy	General Residential	Gullies, parks, and schools. Lyndon Court contains a transport hub where multiple frequent bus services stop.	A range of commercial services and community facilities is provided conducive to higher density. Located near to Wairere Drive and is well-served by public transport, with planned improvements as part of Eastern Pathways Programme.
Rototuna Town Centre	Supermarket, retail food and beverage	Structure planned for mixed-use, high and medium density	Library (under construction), schools, sports facility (The Peak)	The centre is currently under construction.
Thomas Road Shops	Supermarkets, fast food retailers, large format retail, restaurants, medical centre	General Residential	Mainly residential, Te Manatu Park and frequent bus service stops.	A range of services is provided but surrounding high property values may be a constraint to redevelopment in the medium to long term, along with an impermeable street network that limits access.
Five Cross Roads	Local service retail, petrol station, fast food outlets, medical centre, café, large green grocer and several butchers	General Residential and Residential Intensification	Claudlands Event Centre, Te Papanui, schools, frequent bus service stops	High levels of community facilities are provided, and the area is already zoned for intensification, however there is no primary single anchor land use. Most commercial development is single storey, indicating substantial capacity for intensification. No vertical mixed use exists.

Centre Name	Range of existing land uses (supermarket/health/community facility)	Current residential zoning adjacent to centre.	Adjacent community facilities and amenities	Other factors that may affect recommendations e.g., retention of existing business land, presence of SNA's.
Clyde Street Shops	Retail and food outlets, small supermarket	Residential Intensification and General Residential	Eastern Town Belt, Lugton park, University, frequent bus service stops	The area is mainly zoned for intensification and there is demand for affordable, quality housing, especially for students. A small Four Square is located here with a small range of other shops but is constrained by housing and the Eastern Town Belt.
Hamilton East Village	Specialised retail, cafes, offices, dentists, car sales yard	Residential Intensification	Schools, Steele Park, Waikato River, bus stops but no frequent services through the centre, medical precinct to the north of the suburban centre, church, gym	Areas immediately surrounding the village are already zoned for intensification and constrained by historic heritage, the river, and a lack of clear anchor land use. However, the intensification zone may be extended to capture a greater walkable catchment. The unique grid layout of Hamilton East is conducive to walking and cycling and higher density residential buildings. Much of the area is within 800m walk to the central city zone.
Hillcrest	Supermarket, food outlets, dairy	General Residential	Schools, bus stops but no frequent services	The site is constrained by state highways and schools and is wedged between community facilities zoning with a designation and a Business 6 zone. Accessibility is a barrier. Centre is small in scale, one of the smallest suburban commercial centres in the city. Poor urban amenity and limited possibilities for improvement due to road edge conditions adjacent to the highway.
Glenview	Supermarket, library, food outlets, retail, post office, petrol station	General Residential	Parks, Glenview Community centre, church, kindergartens, frequent bus service stops	The centre is well-served by commercial services and community facilities including parks and libraries. It is located on a state highway with good transport options. With larger lots and first generation homes the centre has room to grow. Ohaupo Road will be retrofitted with a new transport hub directly in front of the supermarket to facilitate more frequent bus services.
Frankton	Wide range of retail services, food outlets, specialty stores, cafes	Frankton Commercial Fringe, Residential Intensification, General Residential	Light industrial, railways and Te Huia train stop, bus stops but no frequent services. A frequent bus service will stop in the centre from mid-2022	The existing industrial zoning provisions and activities are legacies from previous plans and land use. The site is constrained by historic heritage and pedestrian access to other parts of the city, however mixed-used residential developments are currently under construction within the centre which indicates demand for more housing in the area.



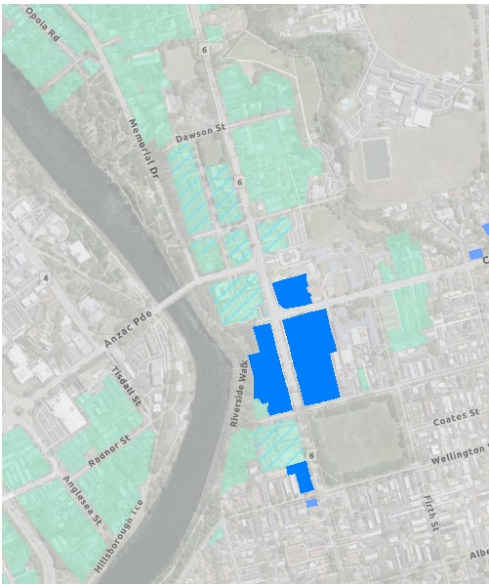
Centre Name	Range of existing land uses (supermarket/health/community facility)	Current residential zoning adjacent to centre.	Adjacent community facilities and amenities	Other factors that may affect recommendations e.g., retention of existing business land, presence of SNA's.
Dinsdale	Wide range of retail services including a supermarket, library, social services, food outlets, petrol station, gym, medical centre	Residential Intensification and General Residential	Sports park, state highway access, frequent bus service stops	A wide range of commercial services and community facilities are provided that are conducive to higher densities. Adjacent areas are already zoned for intensification and the centre has good accessibility to other part of the city.
Nawton	Supermarket, food, and beverage outlets	General Residential	Western Community Centre, parks, schools and bus stops but no frequent services. A frequent bus service will stop in the centre from mid-2022	The centre offers a small range of services and does not include any healthcare providers. It is one of the smallest centres and is closely located to The Base and Dinsdale suburban centre.
Rotokauri	Nil	Medium Density Residential	Nil, however a frequent bus service will stop in the centre from mid-2022	Rotokauri is a comprehensively planned greenfield development that already enables and provides for development consistent with the intent of the NPS-UD and the Amendment Act.

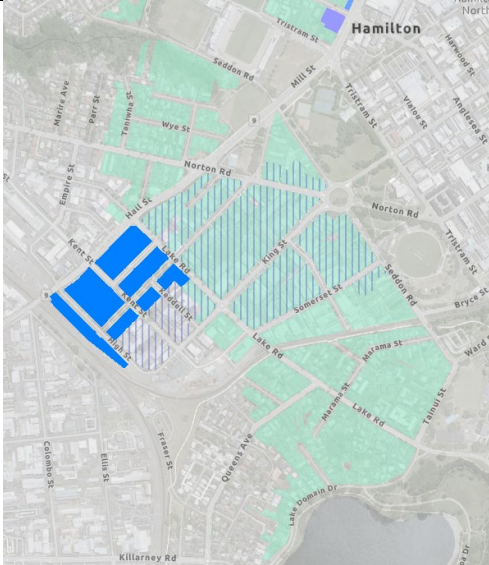
# Appendix 3: Analysis of District Plan-enabled intensification

Centre name	Plan-enabled intensification	Preliminary recommendations
Chartwell	<p><b>District Plan Provisions</b>  <i>Does the ODP provide for higher densities or intensification?</i>            Chartwell shopping centre is comprised of 2 business zones. The mall is zoned Business 3 – Sub-regional Centre which does not allow for mixed use development or residential development. The Lynden Court Mall is zoned Business 5 – Suburban Centre which allows for mixed use development and above ground floor apartments. The entire area surrounding Chartwell Shopping Centre is zoned General Residential which, apart from duplex dwellings, does not enable intensification.</p> <p><b>Commercial activity and community services</b>  <i>Does it satisfy the checklist in section 4.0?</i>            The centre contains a wide range of commercial activity including a supermarket, pharmacy, entertainment, library and a range of retail stores and restaurants. The centre is close to the Kirikiriroa Gully system, Chartwell Park, Bankwood Park, Chedworth Park, Onukutara Park and Hukanui School. The Eastern Pathways Programme will introduce public transport and active mode transport upgrades to Hukanui Road and an upgraded transport hub on Lynden Court.</p> <p><b>Accessibility</b>  <i>How accessible is the area?</i>            Chartwell can be reached by a range of transport options, including frequent bus services, walking, and cycling, however, some walking routes are more challenging than others. Improvements are planned along Hukanui for PT, walking, and cycling as part of the Eastern Pathways programme School Link project.</p>	<p>The existing zoning provisions do not meet the intent of the NPS-UD because increasing housing supply is not enabled in the area surrounding the centre by the current General Residential Zone provisions. Given the level of commercial activity and community services established, the public transport available and the planned public and active mode transport investment, greater housing supply should be enabled to support and justify the investment.</p> <p>Rezone the 400m walkable catchment to a medium-density residential.</p>
Rototuna Town Centre	<p><b>District Plan Provisions</b>  <i>Does the ODP provide for higher densities or intensification?</i>            The Rototuna Town Centre does not have the standard business zoning. The Rototuna Town Centre Zone covers a range of precincts including the town centre, retail, residential, employment and community facilities. A range of residential densities are enabled from mixed-use residential to high density with residential precincts located adjacent to retail, employment, community facilities and recreation reserve precincts. Development is required to be undertaken in accordance with a Comprehensive Development Plan Consent, however developments that take place without a CDP have a more stringent activity status. This two-stage consenting process is not enabling of increasing housing supply.</p> <p><b>Commercial activity and community services</b>  <i>Does it satisfy the checklist in section 4.0?</i></p>	<p>The existing zone provisions align with the intent of the NPS-UD; however, this is contingent on the development plan provisions being removed so that the district plan is more enabling.</p>

Centre name	Plan-enabled intensification	Preliminary recommendations
	<p>The centre is located within a growth cell and is only partially built out. A supermarket, schools and sporting event centre have been constructed and a library has recently started construction. A wide range of commercial activities is enabled in the District Plan. A public transport hub will be available in time and extensive active recreation reserves are provided.</p> <p><b>Accessibility</b> <i>How accessible is the area?</i> The majority of the area has not been built out so future roads in the structure plan are still indicative. The objectives and policies of the zone facilitates greater use of public transport and encourages walking and cycling. A public transport hub will be provided near the centre.</p>	
Thomas Road Shops	<p><b>District Plan Provisions</b> <i>Does the ODP provide for higher densities or intensification?</i> This centre is enabled for mixed-use developments and above ground floor apartments. The surrounding land is zoned General Residential and there are open space zones and community facilities zones nearby.</p> <p>Outside of the centre zone, intensification and higher residential densities are not anticipated.</p> <p><b>Commercial activity and community services</b> <i>Does it satisfy the checklist in section 4.0?</i> Some commercial activities are provided, mainly supermarkets, restaurants, small retail stores and some services like real estate agents, post office and a range of medical services including emergency care. Home offices are evident along Thomas Road for healthcare services such as physiotherapy and a day care are located nearby. Te Manatu Park is a large sports and recreation area adjoining natural open space. Rototuna Primary School, Rototuna Park and churches are also close by.</p> <p><b>Accessibility</b> <i>How accessible is the area?</i> The area is characterised by cul-de-sac developments with a very limited number of through-links. The area is not very walkable, especially to the west of Horsham Downs Road. Frequent public transport options are available with a number of PT stops in the centre and there is extensive on-site parking available.</p>	<p>The existing zone provisions do not align with the intent of the NPS-UD because higher residential densities are not enabled in the residential zone surrounding the centre zone. A wide range of commercial activities are available within the centre and nearby are Te Manatu Park and a day care centre.</p> <p>Rezone the 400m walkable catchment to medium-density residential.</p> <p><i>This centre is one of the least connected due to a road network of lollipops and loops. Improvements to walking and cycling connectivity should be a primary consideration during site planning for any intensification.</i></p>
Five Cross Roads	<p><b>District Plan Provisions</b> <i>Does the ODP provide for higher densities or intensification?</i> This centre is enabled for mixed-use developments and above ground floor apartments. The surrounding land is mostly zoned General Residential however, an area to the east of the centre is zoned Residential Intensification.</p> <p>Some degree of higher density residential development is enabled, and over the years this has been taken up.</p> <p><b>Commercial activity and community services</b> <i>Does it satisfy the checklist in section 4.0?</i></p>	<p>The existing Residential Intensification zone provisions go some way to meeting the intent of the NPS-UD, however this is located in only a portion of the walkable catchment from the centre.</p> <p>The 400m walkable catchment should be re-zoned medium-density residential.</p>

Centre name	Plan-enabled intensification	Preliminary recommendations
	<p>A range of commercial activity is provided at Five Cross Roads, being mainly food outlets and a variety of small grocery stores, a small supermarket, and butchers. A medical centre is located within the centre and two schools are in close proximity. Te Papanui/Jubilee Bush, Claudelands Park and Claudelands Event Centre are also in close proximity.</p> <p><b>Accessibility</b>  <i>How accessible is the area?</i>  A number of barriers reduce the accessibility centre for walking, including block length and road layout. A range of transport options are available including frequent public transport. The five cross roads is a major intersection that is not pedestrian or cycle friendly and there is limited car parking available in the vicinity.</p>	
Clyde Street Shops	<p><b>District Plan Provisions</b>  <i>Does the ODP provide for higher densities or intensification?</i>  This centre is enabled for mixed-use developments and above ground floor apartments. The surrounding land is zoned General Residential however, an area to the north and east of the centre is zoned Residential Intensification.</p> <p>This enables some degree of intensification and higher residential densities. Much of the area has been transformed over the last 10 years from single-detached dwellings to terraced housing and student flats.</p> <p><b>Commercial activity and community services</b>  <i>Does it satisfy the checklist in section 4.0?</i>  The centre has a small range of commercial activity including a small supermarket, a grocer, and a butcher. No libraries or medical services are provided in the centre however, the centre is in very close proximity to the university which does provide medical services and public amenity. The centre adjoins the eastern green belt to the west which includes a sports complex for tennis, badminton, squash, martial arts and in-line hockey. Also in the vicinity is Te Kohao Health and Kirikiriroa Marae, a church, and Knighton Normal School</p> <p><b>Accessibility</b>  <i>How accessible is the area?</i>  The centre is not well-served by the roading network or road layout nor is it very accessible from the surrounding residential area for cycling though there are continuous footpaths and pedestrian crossings on Clyde Street. There is ample on-site car parking and frequent bust stops outside the centre.</p>	<p>The existing zoning provisions go some way to meeting the intent of the NPS-UD in terms of the intensification zoning provided. Given the range of commercial activities and community facilities and public transport options more housing supply should be provided around the centre.</p> <p>Retain the existing intensification zone and rezone the general residential zone to medium-density residential within a 400m walkable catchment.</p>
Hamilton East Village	<p><b>District Plan Provisions</b>  <i>Does the ODP provide for higher densities or intensification?</i>  The centre contains a variety of zonings within and adjacent including Business 1, Business 5 and Business 6, Community Facilities, Residential Intensification and Open Space. It also has 3 areas overlain – Hamilton East Residential Intensification Area, Hamilton East Dwelling Control Area and Hamilton East Area. These Area overlays protect the heritage characteristics of Hamilton East. Higher density residential development is enabled within the business zones and the intensification zone and opportunities here have been taken up recently.</p>	<p>The existing zone provisions go some way to meeting the intent of the NPS-UD, however the 800m walkable catchment from the central city extends into Hamilton East and includes the centre zone and goes beyond. The parts of the 400m walkable catchment from the Suburban Centre Zone that fall within the 800m catchment are required to enable building heights of at least 6 storeys.</p>

Centre name	Plan-enabled intensification	Preliminary recommendations
	<p>Policy 3(c)ii applies to the centre, which is, the centre falls within the 800m walkable catchment from the central city demonstrated in Figure 4. This policy requires building heights of at least 6 storeys to be enabled within this catchment.</p> <p><b>Commercial activity and community services</b>  <i>Does it satisfy the checklist in section 4.0?</i>  A small range of commercial activity is provided mostly in the way of specialty retail stores and food outlets. No supermarkets, libraries or medical services are available. Sacred Heart Girls College, Marian Catholic School, Steele Park, a church, and the river are within the 400m walkable catchment and are key features of the area.</p> <p><b>Accessibility</b>  <i>How accessible is the area?</i>  Hamilton East Village is part of a grid pattern of settlement so is easily accessible by a number of routes by walking and cycling. A number of public transport services travel through the centre, though none are considered a frequent service. There is ample on-street parking provided. The Central City to University Business Case is underway to examine PT and biking connections from the university, most short list options include a Clyde Street connection.</p>  <p><i>Figure 6. The extent of the 800m walkable catchment in Hamilton East, depicted in green.</i></p>	<p>The rest of the 400m walkable catchment is mostly zoned Residential Intensification and this zoning should be retained and extended to capture the parts of the 400m walkable catchment that extend beyond the current zoning.</p>
Glenview	<p><b>District Plan Provisions</b>  <i>Does the ODP provide for higher densities or intensification?</i>  This centre is enabled for mixed-use developments and above ground floor apartments. The surrounding land is zoned General Residential, so intensification is not currently anticipated.</p> <p><b>Commercial activity and community services</b>  <i>Does it satisfy the checklist in section 4.0?</i>  A range of commercial activities and community facilities are provided within and adjacent to the Glenview suburban centre. A supermarket and a library are located within the centre and a tertiary education centre, two sports parks and a neighbourhood park are located in close proximity. State Highway 3/Ohaupo Road adjoins the centre, and a public transport hub is planned and funded for construction on this road directly in front of the centre with construction starting this year. The hub will allow the Comet frequent bus service to increase its service between Glenview and The Base.</p> <p><b>Accessibility</b>  <i>How accessible is the area?</i></p>	<p>The existing zone provisions do not meet the intent of the NPS-UD because increased housing supply is not enabled adjacent to the centre and commensurate with the level of commercial activities and community facilities within the centre and the high degree of accessibility to the centre.</p> <p>Rezone the existing residential zone to medium-density residential within a 400m walkable catchment.</p>

Centre name	Plan-enabled intensification	Preliminary recommendations
	<p>A frequent bus service travels to the centre and there is ample on-site parking. As mentioned above a public transport hub is being constructed outside the centre which enable the frequency of the bus service to be increased. The hub includes a raised, signalised pedestrian crossing across Ohaupo Road. The centre can be accessed by walking and cycling.</p>	
Frankton	<p><b>District Plan Provisions</b>  <i>Does the ODP provide for higher densities or intensification?</i>  The centre is zoned Business 5 – Suburban Centre and is surrounded by Business 7 – Frankton Commercial Fringe Zone and Industrial Zone. The zoning recognises the existing light industrial and commercial activities that have historically occurred in Frankton and allows them to continue, while also enabling mixed-use residential development in the suburban centre. Some intensification is enabled in the Residential Intensification Zone, but this is located at least 500m away to the south-east. Industrial zoning does not enable residential development.</p> <p>Policy 3(c)ii applies to the centre, which is, the centre falls within the 800m walkable catchment from the edge of the central city as illustrated in Figure 5. This policy requires building heights of at least 6 storeys to be enabled within this catchment. Only a small portion of the suburban centre is within this 800m catchment.</p> <p><b>Commercial activity and community services</b>  <i>Does it satisfy the checklist in section 4.0?</i>  A range of commercial and light industrial activities are provided in and around the centre, as well as specialty retail store and food outlets. There are no supermarkets, libraries or medical services provided in the centre. the surrounding industrial zone does not provide for community facilities or commercial activities conducive to residential development.</p> <p>The Frankton Neighbourhood Plan identifies the Frankton Saleyards as a key development site for future residential development.</p> <p><b>Accessibility</b>  <i>How accessible is the area?</i>  A number of bus services are available through the centre with a frequent service stopping in the centre from mid-2022. There is ample on-street parking provided and pedestrian and cycle access is high. The 400m walkable catchment from the centre zone does not pick up much residential zoned land due to the surrounding industrial zoning, however there a number of properties on Norton Road and around Lake Road that fall within the catchment.</p>	 <p>The existing zone provisions go some way to meeting the intent of the NPS-UD, however the 800m walkable catchment from the central city extends into Frankton, and a small portion of the centre zone and goes beyond. This mainly affects the Frankton Commercial Fringe Zone which lies between the suburban centre and the western green belt. Building heights of at least 6 storeys must be enabled.</p> <p>Rezone within a 400m walkable catchment to medium-density residential.</p>

Centre name	Plan-enabled intensification	Preliminary recommendations
	The centre zone is adjacent to the 800m walkable catchment from the central city where employment is high, and a wide range of services is provided. The Frankton train station is to the south of the suburban centre.	
Dinsdale	<p><b>District Plan Provisions</b>  <i>Does the ODP provide for higher densities or intensification?</i>  This centre is enabled for mixed-use developments and above ground floor apartments. The surrounding land is zoned General Residential however, an area to the east of the centre is zoned Residential Intensification and this has been widely taken up.</p> <p><b>Commercial activity and community services</b>  <i>Does it satisfy the checklist in section 4.0?</i>  A wide range of commercial activity and community services are provided in the centre including a supermarket, library, social services, and medical services. A number of parks and recreation grounds and schools are located nearby.</p> <p><b>Accessibility</b>  <i>How accessible is the area?</i>  A number of bus services travel through the area, including a frequent service. Extensive on-site parking is available; however, the road network and layout is not conducive to safe pedestrian and cycle access. As the centre is split across State Highway 23, the road has a high movement function, exacerbated by the proximity to the roundabout. Vehicle movement is a priority at this location; however, consideration should be given to increasing the place function of this stretch of road to improve the pedestrian environment and safety.</p>	The existing zone provisions go some way to meeting the intent of the NPS-UD due to the residential intensification zone to the east of the centre and the building heights permitted in the centre. To completely meet the intent of the NPS-UD the general residential zone surrounding the centre should be rezoned to medium-density residential within a 400m walkable catchment.
Nawton	<p><b>District Plan Provisions</b>  <i>Does the ODP provide for higher densities or intensification?</i>  This centre is enabled for mixed-use developments and above ground floor apartments. The surrounding land is zoned General Residential which does not enable intensification beyond duplex developments.</p> <p><b>Commercial activity and community services</b>  <i>Does it satisfy the checklist in section 4.5?</i>  A small range of commercial activities and community facilities are provided including a supermarket and food outlets. There are no healthcare providers or libraries located within the centre or nearby. A community centre, parks and schools are in the vicinity. The location of the centre on a small block shared with residential zoned land constrains development.</p> <p><b>Accessibility</b>  <i>How accessible is the area?</i>  Public transport routes are provided through the centre, with a frequent bus service beginning in mid-2022. Ample on-site parking is provided and there is some pedestrian and cycle access.</p>	<p>The existing zoning provisions do not meet the intent of the NPS-UD because increased housing supply at the densities required by the NPS-UD are not enabled. The MDRS must be applied to the General Residential Zone which will increase housing densities, however the residential zone within a 200m walkable catchment from the centre should be zoned Medium-Density Residential.</p> <p>This smaller 200m catchment recognises the size of the centre and limited services and facilities currently available. It also recognises Nawtons proximity to the Dinsdale centre and The Base where a wider range of services, commercial activities and community facilities are available.</p> <p>Enabling more housing supply around this centre may encourage investment in the centre and for the current</p>



Centre name	Plan-enabled intensification	Preliminary recommendations
		offering to be improved and expanding to service the community better.

# Appendix 4: Site Visit Notes

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22.02.22

## Hamilton East

- **Suburban centre is within the 800m walkable catchment to the central city, under Policy 3c of the NPS-UD 6+ storeys must be enabled.**
- **Existing Residential intensification that does not fall under Policy 3c and is within a 400m.** walking catchment of the suburban centre should be re-zoned Medium-Density Residential.
- Building height within the suburban centre will need to be amended to accommodate Policy 3c.
- Medical precinct around Von Tempsky Street.
- No supermarket, but existing stores are enough to attract people to the centre.
- Apartment buildings have already been consented and/or are under construction.
- MADE indoor farmers market under construction.
- Hamilton East Residential Intensification Area building height = 10m

## Clyde Street Shops

- **Retain Residential Intensification zone and re-zone to Medium-Density Residential from Clyde Street to Edinburgh Road and Hillcrest Road**
- The university is an exceptional case to the criteria and the eastern town belt provides community facilities and is a natural boundary.

## Five Cross Roads

- Contains a supermarket, butchers, medical centre, WINZ and Claudelands Park which is enough to warrant a higher residential zoning.
- **Medium Density Residential Zoning within a 400m walkable catchment from the centre**

## Chartwell

- A sub-regional centre with an extensive range of commercial activities
- **Medium-Density Residential Zoning within a 400m walkable catchment from the centre**

## Thomas Road Shops

- 2 supermarkets, medical centre, large park, schools, and child care
- **Medium Density Residential Zoning within a 200m walkable catchment**

## Rototuna Town Centre

- Current district plan provisions are fine
- Structure planned community with a balance of commercial activity and community facilities and supporting densities.
- **Clarify zoning to avoid uncertainty**

## Nawton

- **MDRS**
- Smaller suburban centre

## Dinsdale

- Larger suburban centre with a wide range of commercial activities and community facilities

- **Retain Residential Intensification Zone and expand to 400m walkable catchment around the centre**

#### Frankton

- 800m central city walkable catchment extends to Lake Road so must enable 6+ storeys
- Areas surrounding suburban centre and Business 7 not within the 800m walkable catchment i.e., **industrial zone bound by the railway and Norton Road to be Medium Density Residential Zone**
- Frankton Living Overlay – Frankton Quarter and sites facing Seddon Park = 15m high

#### Glenview

- Self-contained small shopping mall with supermarket, library, WINZ and medical services.
- Te Wananga o Aotearoa and large park nearby
- **MDRS**