PART 4 - 2009-19 and Beyond

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4.1 Emerging Long Term Growth Direction

WHERE COULD THE MOST CHANGE OCCUR AND WHY?

While Hamilton will change a lot over the next 35 years, most parts of the existing built form will experience modest, if any, significant change in appearance, form, or function. Focus in particular suburbs in the long term has been identified in Fig 4.1.

Areas where we could deliver more jobs.
The opportunity exists to see a significant change in terms of creating more jobs in Hamilton at several key locations (based on how the city works and what different types of business look for to set up). These areas may include the CBD, Te Rapa, Peacocke, Rotokauri, Rototuna, Ruakura, the Hospital, and Frankton - all of which are considered to offer superior employment growth opportunity.

Areas where we could deliver more retail and services.
The opportunity to see significant change in terms of meeting retail and associated service demand in Hamilton exists at several key locations (based on how the city works and what different types of catchment dynamics support these uses). The CBD, Peacocke town centre, Rotokauri town centre, and Rototuna town centre are considered to offer superior retail growth opportunity.

Areas where we could deliver more community services and facilities.
The opportunity to see significant change in terms of providing community facilities and services in Hamilton at several key locations (based on how the city works and what different types of facilities are needed). The CBD, Peacocke, the University, Waterworld, Rotokauri, and Rototuna are considered to offer superior opportunity for community facility investment.

Areas where we could deliver more homes.
The opportunity to see significant change in terms of creating more homes in Hamilton exists at several key locations (based on how the city works and where the highest quality living outcomes can be delivered). The CBD, Frankton, 5 Crossroads, Hamilton East (limited), the Hospital, Peacocke, Dinsdale, around Heaphy Terrace, Chartwell, Rotokauri, and Rototuna are considered to offer superior residential growth opportunity.
4.2 Growth Option 2009-19 LTCCP Period

EMPLOYMENT GROWTH PROVISION

Unlike residential uses which are relatively flexible in terms of where they can locate, employment uses are far more sensitive if they are to attract market attention. With the employment cells, the options are less about choosing the ‘where’ and the ‘when’. The choice is much more about the ‘what’ and the ‘when’. The choice for the Council and community is therefore more about what strategic types of employment use it feels it can best attract over time rather than where it may like to locate them.

By way of example:

- Ruakura is best suited to accommodate a high tech research and development precinct based on its context and locational advantages. Trying to locate these uses elsewhere will be difficult and likely to undermine their efficiency and viability;
- Rotokauri is best suited to accommodate a service trades, light industry and general business precinct based on its context and locational advantages;
- Other growth opportunities are expected to provide for new mixed use, local jobs and services in conjunction with the size of their residential catchment and locational advantages.

Spread throughout Hamilton is numerous existing local commercial nodes. These provide important employment opportunities that will continue into the future. These and growth in the CBD is a ‘baseline’ that features in all of the options; the growth scenarios are more about large areas of dedicated land for employment beyond this.

INDUSTRIAL / EMPLOYMENT (NOT RETAIL)

The EbD identified the following three primary areas as most suitable for industrial/employment land use:

- Rotokauri (both Stage 1 and balance of industrial/employment land in Rotokauri Structure Plan). The balance of the industrial/employment land is not likely to be able to be released until post construction of the Te Rapa Bypass anticipated in 2015;
- Ruakura (area surrounding AgResearch in the southern portion of R1) – although currently within Waikato District jurisdiction;
- HT2 (between Rotokauri and Horotiu to north of city) – although currently within Waikato District jurisdiction.

The Rotokauri industrial/employment land will initially provide some of the supply required for the 2009-19 LTCCP period. There may be a shortfall of general industrial / employment land that will need to be met by either HT2 or Ruakura (both areas would require adjustments to the existing boundaries agreement with Waikato District Council and would be subject to agreement through the FutureProof project).

HT2 release may also be impacted by the negotiated Northern Corridor Memorandum of Understanding (MoU) between Council, NZ Transport Agency (formed recently by merging Transit and Land Transport New Zealand) and Waikato District.

In addition, the employment zoned land around the Rototuna town centre will provide some limited land for commercial and retail activity on the eastern side of the river.

In the wider sub-region both the Airport and the Horotiu employment zones have been identified for significant potential development growth in the medium term.

There is currently a shortage of land available for industrial development within Hamilton City. Release of land in Rotokauri is the only supply available for development in the short term (at least 5 years). The cost of industrial land in Hamilton has been shown to be comparable to competing areas in South Auckland.

Future industrial land in Rotokauri is owned by relatively few individuals/entities and it has been suggested that given this ownership profile, prices for industrial land (even in a less constrained market) could remain high. Industrial land prices in Rotokauri have been inflated over recent years in part due to retail activity leaking into industrial zones in the north west of the city.

A key strategy to keep land prices affordable is to ensure that development is occurring on multiple fronts. The only future industrial land (either in or adjoining the city) that is not in the north-west of the city is on the eastern boundary in the cells referred to as R1/R2 (Ruakura). If development in Ruakura is facilitated before 2019, this would allow two significant employment/industrial areas to be developed concurrently. In addition, it has previously been identified that there are different preferences for the type of industrial activity best suited for each of these cells. Rotokauri and HT2 industrial land release is constrained by the recent MoU with the New Zealand Transport Agency and Waikato District Council. The north-west (Rotokauri and HT2) and Eastern (Ruakura – R1/R2) provide a long term supply of industrial land for the city beyond 2019.
RETAIL

There appears to be sufficient current or planned retail in the three major sub-regional centres within Hamilton City (Hamilton CBD, the Base and Chartwell).

There may be need for additional lower level suburban or neighbourhood retail space in centres such as Rototuna, Rotokauri and Ruakura. The Rototuna and Rotokauri town centres may have to be resized to create better employment setting given the future land use mix.

EMPLOYMENT OPTIONS

Subsequently in order to accommodate employment growth, three potential scenarios have been developed in a growth modelling exercise. These are detailed on the following page and are in summary:

1. Employment status quo;
2. Employment status quo plus Ruakura early;
3. Employment status quo plus Ruakura delayed.
Rotokauri Stage 1 (2009+) - 5-6 years
Rototuna Town Centre
Rotokauri Stage 2 on construction of Te Rapa Bypass (anticipated 2016)
HT2A after Rotokauri Stage 2

Ruakura depending on market demand, potentially as early as 2015

Rotokauri Stage 2 on construction of Te Rapa Bypass (anticipated 2016)
HT2A after Rotokauri Stage 2

Ruakura 2019+
RESIDENTIAL GROWTH PROVISION

Market factors will continue to influence future development trends into the future irrespective of Council intervention. This is due to the readily available quantity of existing greenfield land remaining, and the generally more attractive proposition for developers and potential residents of greenfield development to that of infill redevelopment.

It also needs to be noted that there is a significant scale of investment involved in development ‘lead in’ - by both the private sector (market research, and buying land, obtaining consents, etc.) and the Council (planning for and investing in infrastructure). This means that growth options over the 2009-19 LTCCP period need to reflect this limitation on how much of a ‘change in direction’ can be realistically or confidently achieved within this timeframe.

This suggests that the options should be underpinned by two key objectives:

- Providing for growth in a way that meets projected needs in an efficient, timely, and effective manner;
- Using the period as a window to set up any repositioning of the broad growth approach (including the regulatory framework) that may be sought by the Council for the period after 2019.

Based on the population projections available, it has been determined Hamilton City will require **9,708** new dwellings (around 27,362 people and up to 13,591 additional jobs) to 2019. While it is possible to allow Hamilton to continue to grow in a manner consistent with existing development patterns (low density on sites between 600-800m²) increasing the planned density of future greenfield areas will significantly alter the timed release of later growth cells. This will have implications for Council when deciding when (and where) it releases additional greenfield growth cells.

Subsequently in order to accommodate residential growth, three potential scenarios have been developed in a growth modelling exercise. These are in summary:

1. **Residential status quo within both infill and greenfield areas;**
2. **Increasing density within greenfield areas and planning for increased infill;**
3. **Significantly increasing intensification and density within infill and greenfield areas.**

Regardless of the preferred scenario relating to the total number of dwellings required, the 2009-19 LTCCP period is already committed to include the release of a small percentage of Stage 1 at Rotokauri with a total of approx 900 lots (comprising higher density and environmentally sensitive land release around the lake plus a small amount of lower density to the north of the lake), and the release of 500 residential lots in Peacocke. This leaves 8,308 households to be accommodated. Based on current rates of infill, up to 2,825 households could be a minimum expectation with 5,483 remaining for greenfield development.

Given employment and residential projections, there is a relatively modest amount of growth required to be accommodated in Hamilton’s existing primary greenfield growth cell - Rototuna during the 2009-19 LTCCP period, which will not require large scale infrastructure investment, as most of the trunk and arterial infrastructure for this cell has already been developed.
MULTI-UNIT DEVELOPMENTS AND INFILL

It is broadly accepted, that some all-round outcomes (generally unintended) from greater intensification are not desirable. Therefore, as more of the city becomes intensified over time, a greater focus on producing higher quality outcomes is required. The number of multi-unit developments over the next few years is anticipated to decrease from recent historic highs due to the high cost of land currently in the city. This will allow time for consideration of how developments can be influenced to produce higher quality outcomes. Fig 4.5 outlines a proposed schema linking quality and quantity of multi-unit developments in the city. It is assumed that at point A, an equal amount of good and poor quality infill will occur (around 40% of all new dwellings). Over time, focus should be placed on reducing the amount of poor quality infill (up to point B) and once this is achieved, significant infill should be pursued as it will be of a higher quality. Allowing significant infill to occur before point B will result in a higher percentage of poor quality infill developments.

WHERE DOES GREENFIELD RESIDENTIAL GO?

Given existing housing preferences, current strategic direction (being an established pattern of growth to the north of the city) and significant sunk investment, greenfield growth will continue in the Rototuna growth cell.

Examination of the growth projections for the short – medium term (to at least 2019) has indicated that there is sufficient capacity within the existing urban area, the Stage 1 residential commitments in Rotokauri and Peacockes and the Rototuna cell to meet population and dwelling growth needs over this period.

The approach to implement Scenario 2 (intensification of Rototuna and central city via infill) emerged as that which not only maximised the benefits available to each interest area, but which had the potential to allow numerous ‘synergies’ between them - such as combining social, intensification, employment, and passenger transport preferences together to make a much stronger outcome. In many cases, the interests of different themes were complimentary, meaning that the preferences of many were shared for different reasons but that came together to help reinforce distinct outcomes.

The preferred option is based around a consolidation preference that has been calculated on assumptions of the realistic amount of redevelopment that will be feasible. Due to this, the growth concept in delivery should have a focus on improving these wherever possible, as it will help to overall reduce the requirement for greenfield growth.

Rototuna will remain the primary growth cell for 2009-19 LTCCP period with sufficient greenfield development opportunities for the 10-year period anticipated due to:

- The current slow down in growth and macro-economic conditions;
- Higher density around the town centre to help improve its viability.

It is noted that at the time of the EbD there were around 1,800 resource consents for new residential lots that had not received 224c certificates. In addition there was approximately 250ha of developable residential land remaining in Rototuna.

Introduction of rules to lift current densities from approx 10.6 dwellings per hectares to a density in the order of 16 dwellings in the remainder of Rototuna growth cell will delay the need to release additional growth cells; however, this delay in release should not stall necessary future infrastructure provision. Infrastructure will need to be in place early in future growth cells likely to come on board after the 2009-19 LTCCP period.
Greenfield
- Remaining Rototuna at 10.5 du/ha
- Rotokauri Stage 1
- Peacocke Stage 1
- Parts of Peacocke and Rotokauri beyond Stage 1 will be required

Existing Urban Area
- Continuation of historic intensification patterns and rates for 10 years.

RESIDENTIAL - STATUS QUO

RESIDENTIAL - INCREASING DENSITY

RESIDENTIAL - HIGH INTENSIFICATION

Existing Urban Area
- Rate of short term intensification relatively low (0-3 years), increasing mid term (4-10 years) with better quality outcomes around particular nodes.
- CBD and fringe locations increase focus on providing higher density development, particularly during 4-10 year period.

Maps Not to Scale

ABOVE: FIG. 4.6: The three residential growth scenarios for 2009-19 LTCCP period, each will affect the rate of release of additional growth cells in the future.
Enhancing the density associated with development in Rototuna defers the need to bring on additional growth cells during the 2009-19 LTCCP period.

**Continued development within the Rototuna growth cell is the main residential growth priority during this period. Employment needs are provided by initial development in the vicinity of Rotokauri and easterly expansion in Ruakura. The Waikato Expressway has not been completed in this period and will require a timeframe extension.**

**SHARED ASSUMPTIONS**

- Rototuna will be developed first;
- 915 residential dwellings in Stage 1 Rotokauri;
- 500 residential dwellings in Stage 1 Peacocke;
- Ruakura employment to complement Rotokauri employment.

**Legend**

- Employment
- Industrial
- City Centre / Local Nodes
- Residential Area 09-19 Period
- Community Facilities
- Vehicular Movement
- Railroad
- Community Facility Catchment

RIGHT: **FIG. 4.7**: Short term growth focuses very much on containment, with limited sprawl given the preference for intensification of existing developing areas. Employment growth extends both in Rotokauri and Ruakura, ensuring the business demands, which require more specific settings are created early.
4.3 Interim Growth between 2019-29

After 2019 the option for future residential growth in greenfield areas is centred on a priority decision between Rotokauri and Peacocke. Preliminary analysis at the EbD identified a marginal preference at this stage for residential development of Peacocke to be undertaken ahead of Rotokauri (subject to further testing / analysis and consideration of strategic costs). Based on current assumptions, the substantive Stage 2 of either cell would not be required until approximately 2023.

Both cells are considered to provide positive benefits for the city, however, the benefits are different for each cell. Therefore depending on what benefits are considered most critical for citywide development, the priority preference may change.

With regard to employment lands, the continual development of Rotokauri will be supported by more intensive and specialised development within Ruakura. Development in Ruakura will allow employment opportunities to realised within the city while development in Rotokauri may well be constrained before the construction of the Te Rapa Bypass. Industrial development in Ruakura should be seen as being supplementary to the industrial and employment land offering of Rotokauri. Any industrial or employment land development to the east of the river is seen as positive as this reduces river crossing pressures and more approximately links with the rail.

What is agreed is that either Peacocke or Rotokauri will be essential to meet growth demands in the next 20-year period, and either growth cell can provide growth capacity sufficient to meet around 50% of expected growth over the next 20 years.

4.4 Residential Priority Assessment

ROTOKAURI VERSUS PEACOCKE

Two distinct greenfield opportunities exist for residential development in the 2019-29 term – Peacocke and Rotokauri growth cells. Both of these cells are within the current Hamilton city boundary and have had structure plans developed to ensure development is undertaken in a managed way and provide good urban design outcomes. The current commitments to undertaken Stage 1 developments in both of these cells, and the remaining capacity in Rototuna, means that one of these future greenfield residential cells will not be required until approximately 2023.

It is recognised that growth will occur in both Peacocke and Rotokauri in the future, and that both areas can provide sustainable development options consistent with FutureProof. However, when consideration of external factors such as the timing of

<table>
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<tr>
<th>TABLE 14 - RESIDENTIAL PRIORITY ASSESSMENT</th>
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<tbody>
<tr>
<td></td>
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<tr>
<td>Rotokauri</td>
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<tr>
<td>Community / Social</td>
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<tr>
<td>Open Space</td>
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<tr>
<td>Infrastructure - Waters</td>
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<tr>
<td>Employment / Economy</td>
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<tr>
<td>Passenger Transport</td>
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<tr>
<td>Transport Network</td>
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<td>Theme</td>
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</table>
| **Community / Social Wellbeing** | → High end development will assist in lifting social wellbeing across southern communities (Melville, Glenview)  
→ Good access to CBD employment, hospital, Ruakura, airport, university  
→ Particularly attractive for professional / university community  
→ High amenity can lead to high identity and ownership  
→ Geography lends itself to creating a physically defined community  
→ Natural green walkways  
→ Closer to existing marae  
→ Strong community safety network in place  
→ Capacity in existing school network  
→ Housing affordability - may pay a premium for developments  
→ Arterial road could segregate the community | → Horseshoe lake development - attractive  
→ Good access to employment in Te Rapa belt  
→ Regarded as a comparatively isolated community  
→ High social deprivation in adjoining suburbs  
→ Distanced from many significant social infrastructure facilities (hospital, airport, University - although proximate to parts of Wintec) |
| **Environment / Open Space** | → Gully system a positive - creates a spine and/or a walkway. Opportunities for restoration of this feature  
→ Location to gardens (southern gardens extension) and significant river amenity opportunities  
→ Potential for sports park  
→ Rolling topography suitable for passive recreational activities  
→ River ecological sites and corridor enhancement opportunities | → Good networks to natural features, lakes and ridgelines  
→ Good links to natural features to the north, including the Te Rapa stream  
→ Green network enhances residential amenity, particularly given the ecological corridor and lakes  
→ Topography conducive for sports and recreation (predominantly flat)  
→ Waikakareke Natural Heritage Park committed  
→ Strong links with Lake Rotokauri  
→ Remnant Kahikatea forests |
| **Infrastructure - Water**   | → Southern infrastructure links required. Wastewater via Templeview  
→ Alternative wastewater treatment options exist, although discharge consent difficult and time consuming (includes cultural issues)  
→ Pipe to Pukete assessed as slightly more expensive | → Stormwater treatment draining to Lake Rotokauri. Treatment required. Wastewater investment in progress  
→ Closer to existing infrastructure, extension plans in place that provides for industrial/business and enables residential development |
### TABLE 15 - THEME BASED PREFERENCE

<table>
<thead>
<tr>
<th>Theme</th>
<th>Peacocke</th>
<th>Rotokauri</th>
</tr>
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<tbody>
<tr>
<td><strong>Employment</strong></td>
<td>→ Majority of jobs remain in the south of the city (in the belt formed by the Hospital, the CBD and the University)</td>
<td>→ Supports adjoining Rotokauri industrial/employment land development</td>
</tr>
<tr>
<td></td>
<td>→ Proximity supports Ruakura development (via E1) and Airport / Titanium Park</td>
<td>→ Supports EDS objectives around Agri-tech manufacturing and engineering</td>
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<tr>
<td></td>
<td>→ Higher end development anticipated in amenity rich, topographically varied and CBD convenient growth cell</td>
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<td></td>
<td>→ Supports Economic Development Strategy (EDS) objectives - CBD, City Heart, Ruakura Innovation precinct</td>
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</tr>
<tr>
<td></td>
<td>→ Supports adjoining Rotokauri industrial/employment land development</td>
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</tr>
<tr>
<td></td>
<td>→ Supports EDS objectives around Agri-tech manufacturing and engineering</td>
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<tr>
<td><strong>Passenger Transport</strong></td>
<td>→ Population has to be carried north to CBD and further to Te Rapa and HT2</td>
<td>→ Good relationship with existing employment in Te Rapa</td>
</tr>
<tr>
<td></td>
<td>→ Right side of river, but too far south. Regional growth in Waipa (including airport) does not help</td>
<td>→ Strengthens north / south corridor west of Te Rapa Road</td>
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<td></td>
<td>→ Airport development - traditionally hard to serve with PT (dispersed origins, working hours) does not really help to make Peacocke a better option. Te Awamutu is too far away to make it part of a network via Airport-Peacocke-CBD</td>
<td></td>
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<tr>
<td><strong>Transport</strong></td>
<td>→ Puts 8,000 new dwellings close to 1,000 new local jobs, 3,000 new airport precinct jobs, 3,000 knowledge precinct jobs and 10,000 new CBD jobs. But will the new close jobs meet the skill levels of the surrounding residents?</td>
<td>→ Puts 7,000 new dwellings close to 10,000 new jobs, but are the new close jobs suited to the people living in the adjoining residential areas.</td>
</tr>
<tr>
<td></td>
<td>→ Generates a demand for 30,000m² of retail floor area near CBD.</td>
<td>→ Generates a demand for 30,000m² of retail floor area near “The Base”.</td>
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<td></td>
<td>→ Puts 8,000 new dwellings 3.5km from hospital and 5km from CBD.</td>
<td>→ Puts 7,000 new dwellings 10km from hospital and 8km from CBD.</td>
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<td>→ Puts 12,000 workers where 30% JTW is peak hour/peak direction and 20% cross peak flow, noting that current work locations are &gt;70% central and east.</td>
<td>→ Puts 10,000 workers where 60% JTW is peak hour/peak direction, noting that current work locations are &gt;70% central and east.</td>
</tr>
<tr>
<td></td>
<td>→ Puts 8,000 dwellings 12km from Rotokauri jobs and 16km from HT2 industrial.</td>
<td>→ Puts 7,000 dwellings close to HT2 industrial.</td>
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<tr>
<td></td>
<td>→ Not favourable for commute to Auckland but handy for Tauranga.</td>
<td>→ RK and RT most favourable for commute to Auckland.</td>
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<tr>
<td></td>
<td>→ Well located for long term strategic public transport implementation.</td>
<td>→ Well located for future rail / light rail.</td>
</tr>
<tr>
<td></td>
<td>→ Likely to attract “high enders”.</td>
<td>→ Unlikely to attract “high enders”.</td>
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<td></td>
<td>→ Road network will repair a very needy part of Hamilton street network, i.e. SH3 cactus.</td>
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<tr>
<td></td>
<td>→ Provides stronger connections to Airport and southern sub-region.</td>
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</table>
It is anticipated a new bridge crossing into Peacocke will be likely around 2022 if Peacocke is selected ahead of Rotokauri;
Northern bridge crossing in place when Rototuna developed (beyond 2019);
Small changes to Peacocke Structure Plan required prior to more intensive development.

Note: Ruakura (R1) and HT1 land uses are ‘potential’ as there is currently no detailed structure plan developed for these areas.
4.5 A Possible Snapshot of Hamilton in 2044

WHAT COULD THE CITY’S FOOTPRINT LOOK LIKE?

**Intensification and achievement of a compact city:**
- Hamilton CBD is widely seen as a safe, quality living environment with a significant increase in apartment dwellers from 2006 levels.
- Intensification has occurred within the existing urban area with an emphasis on quality. Particular emphasis is placed around nodes and service centres where an interface with passenger transport and other amenities facilitates healthier lifestyles and less vehicle use.

**Greenfield development:**
- The major growth cells of Rototuna, Rotokauri, and Peacocke are all required to meet the needs of the growing population.
- Greenfield development occurs at a range of densities varying between 10 units to the hectare (2006 typical levels) to an average density of 16 or more dwelling units to the hectare.
- HT1 residential not required until approximately 2050+.

**Employment and economic development:**
- The CBD has reinforced its role as the major sub-regional centre.
- Innovation, research, and creative industries have grown significantly, with a particular hub around the University and existing AgResearch centre. Further growth in the east of Ruakura (R1 South) could grow into a significant ‘inland port’ related to the strategic cross-regional movement of goods.
- General employment uses grow significantly.

**City fringe and relationship with regional townships:**
- Peacocke and Rototuna grow into major ‘gateway’ centres that serve not only new population but visitors to Hamilton from outside it. This efficiently helps reduce traffic loading within Hamilton’s interior.

RIGHT: FIG. 4.9: Growth in 2044 is likely to consume the majority of currently developable land with Hamilton’s existing urban boundary. While Rototuna is now fully developed, the completeness of both Peacocke and Rotokauri is uncertain and very much dependant on the densities that have been achieved elsewhere in the City.
4.6 Development Implications

The preferred growth scenario is based on a distribution of population throughout the Hamilton that seeks to:

- Relate to possible employment settings for maximum trip-length efficiencies;
- Relate to existing activity centres for maximum local economy benefits and social cohesion (especially for elderly groups);
- Ensure that efficient and effective movement networks and passenger transport respond to and support areas of large population;
- Lead to improved social outcomes for both new and existing residents.

Key ‘big picture’ features of the growth option as a whole include:

- Overall, up to 30% of growth can be accommodated via consolidation in the existing urban area, with the remaining by greenfield subdivisions;
- Support for the extension of the Waikato Expressway during the 2009-19 LTCCP period, however this is unlikely to be completed in this period;
- Focus on providing ‘growing’ employment type settings such as new and knowledge economy uses;
- Hamilton CBD remains the pre-eminent retail centre and service centre of the wider district catchment;
- Capacity remains for growth after 2044 through future areas such as the Templeview in the southwest of Hamilton City.

New residential growth that maximises efficiency and high-amenity environments:

- Greenfield development that provides responsive intensities based on natural and provided amenities;
- The ability of residents to meet most daily needs locally based on ensuring viable catchment intensity is provided (including for public transport);
- Sound urban design based outcomes that focus on an active public realm and walkable environments;
- Suitable non-residential uses encouraged to stimulate local economies;
- Integration of open spaces and ecological features prominently into developments to provide local identity;
- Superior levels of energy efficiency (including less vehicle dependence);
- Well connected to public transport networks;
- Accessible to all social groups.

Intensification that encourages inner-urban living due to design and amenity advantages:

- Revitalised CBD and town centres due to higher live-in catchments;
- Design based around enhancing local character and delivering resident amenity;
- Development responds to the public realm, helping to enliven and improve it;
- Existing residents benefit from better public transport, improved facilities, and investment in new amenities;
- A mixture of household and income types are provided for in developments;
- More use of open spaces and greater pedestrian activity within town centres;
- Better levels of safety due to more people able to readily see what’s going on in the street and in public spaces.