

1	Growth Priority Assessment	Pg.	81
2	Theme Comments on Growth Scenarios		83



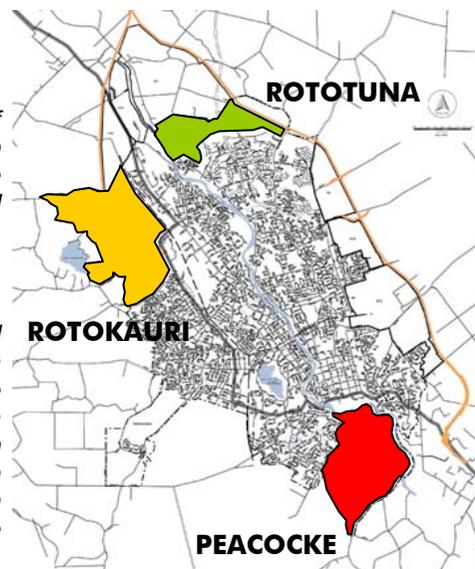
Appendix

APPENDIX 1 - GROWTH PRIORITY ASSESSMENT

STRATEGIC OPTION 1A: NORTH / WEST / SOUTH

This option continues development of Rototuna (possibly also including up into part of cell HT1), then opens up the residential component of Rotokauri and then finally Peacocke.

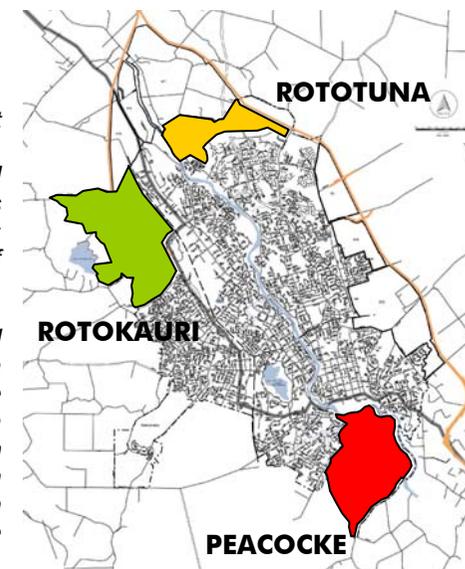
Within this pattern, the Council could increase infill within the existing urban area and / or also densities from the present 10 units / ha to 16+ units / ha within any or all of the new growth areas. The only change to the option would be a consequential delay in when subsequent growth cells were opened.



STRATEGIC OPTION 2A: WEST / NORTH / SOUTH

This option winds down development at Rototuna beyond the current stages, focusing instead on the residential component of Rotokauri. After this has been developed, development returns to Rototuna (possibly including part of HT1), and then finally Peacocke.

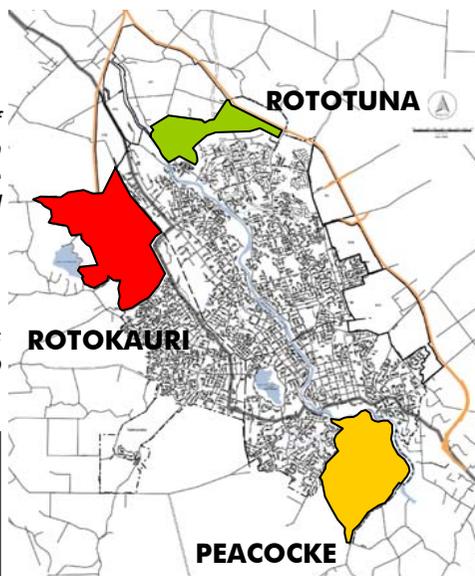
Within this pattern, the Council could increase infill within the existing urban area and / or also densities from the present 10 units / ha to 16+ units / ha within any or all of the new growth areas. The only change to the option would be a consequential delay in when subsequent growth cells were opened.



STRATEGIC OPTION 1B: NORTH / SOUTH / WEST

This option continues development of Rototuna (possibly also including up into part of cell HT1), then opens up the residential component of Peacocke and then finally Rotokauri.

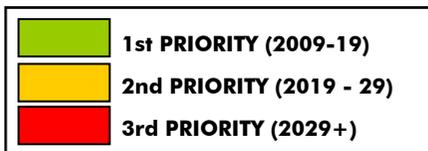
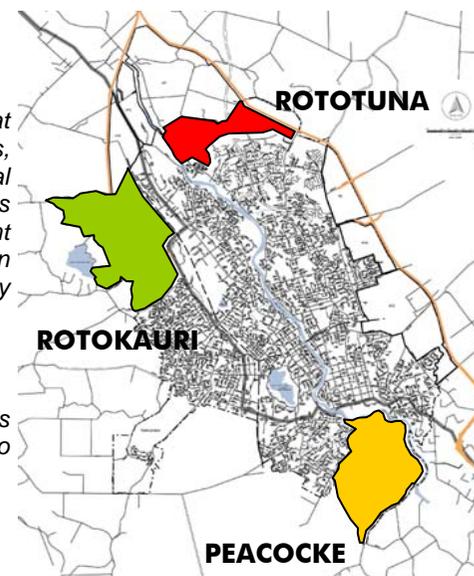
The infill and density assumptions identified within other options apply to this option.



STRATEGIC OPTION 2B: WEST / SOUTH / NORTH

This option winds down development at Rototuna beyond the current stages, focusing instead on the residential component of Rotokauri. After this has been developed, new development focuses around Peacocke before then finally returning to Rototuna (possibly including part of HT1).

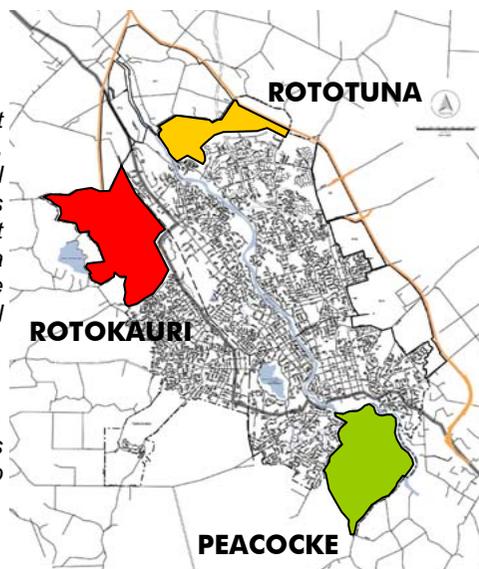
The infill and density assumptions identified within other options apply to this option.



STRATEGIC OPTION 3A: SOUTH / NORTH / WEST

This option winds down development at Rototuna beyond the current stages, focusing instead on the residential component of Peacocke. After this has been developed, new development focuses back around Rototuna (possibly including part of HT1) before then focusing on the residential component of Rotokauri.

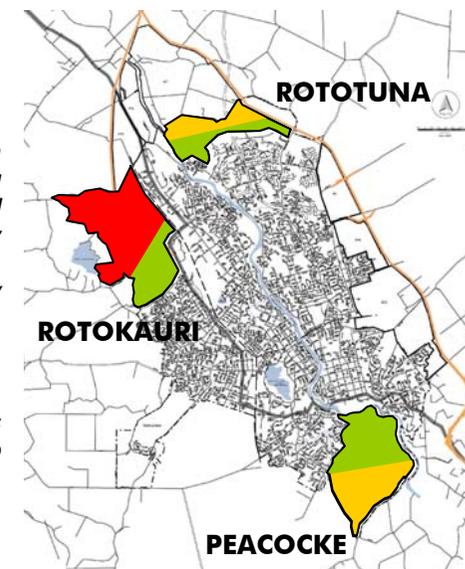
The infill and density assumptions identified within other options apply to this option.



STRATEGIC OPTION 4A: ALL FRONTS RADIATE OUTWARDS NORTH / SOUTH DOMINANT

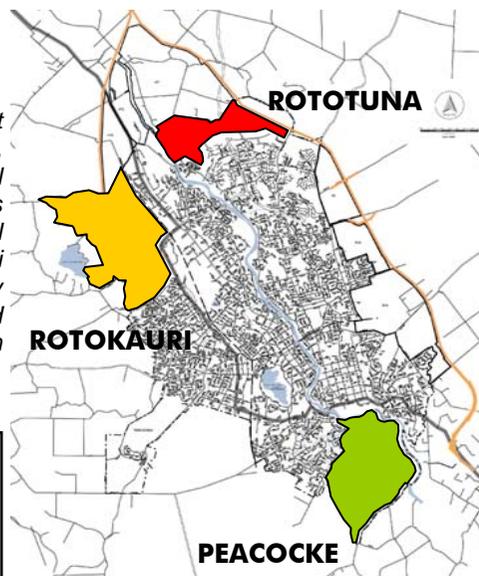
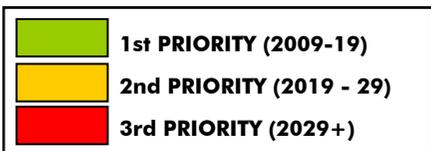
This option enables residential growth in all cells at once from the existing urban area outwards. Growth would then continue in Rototuna (possibly including part of HT1) and Peacocke. Development would then finally continue within Rotokauri.

The infill and density assumptions identified within other options apply to this option.



STRATEGIC OPTION 3B: SOUTH / WEST / NORTH

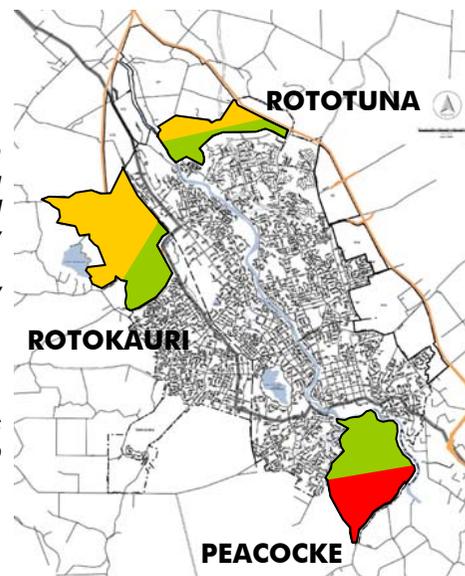
This option winds down development at Rototuna beyond the current stages, focusing instead on the residential component of Peacocke. After this has been developed new residential development focuses around Rotokauri and then finally Rototuna (possibly including part of HT1). The infill and density assumptions identified within other options apply to this option.



STRATEGIC OPTION 4B: ALL FRONTS RADIATE OUTWARDS NORTH / WEST DOMINANT

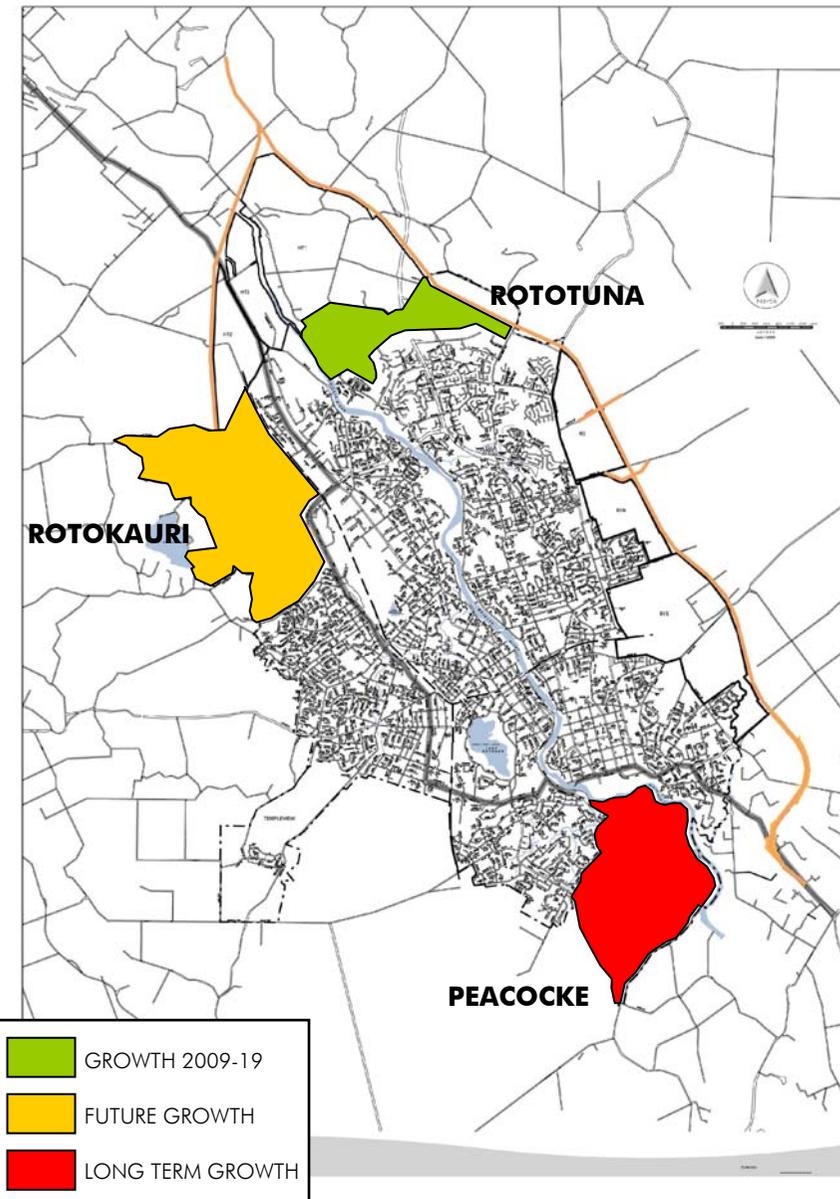
This option enables residential growth in all cells at once from the existing urban area outwards. Growth would then continue in Rototuna (possibly including part of HT1) and Rotokauri. Development would then finally continue within Peacocke.

The infill and density assumptions identified within other options apply to this option.

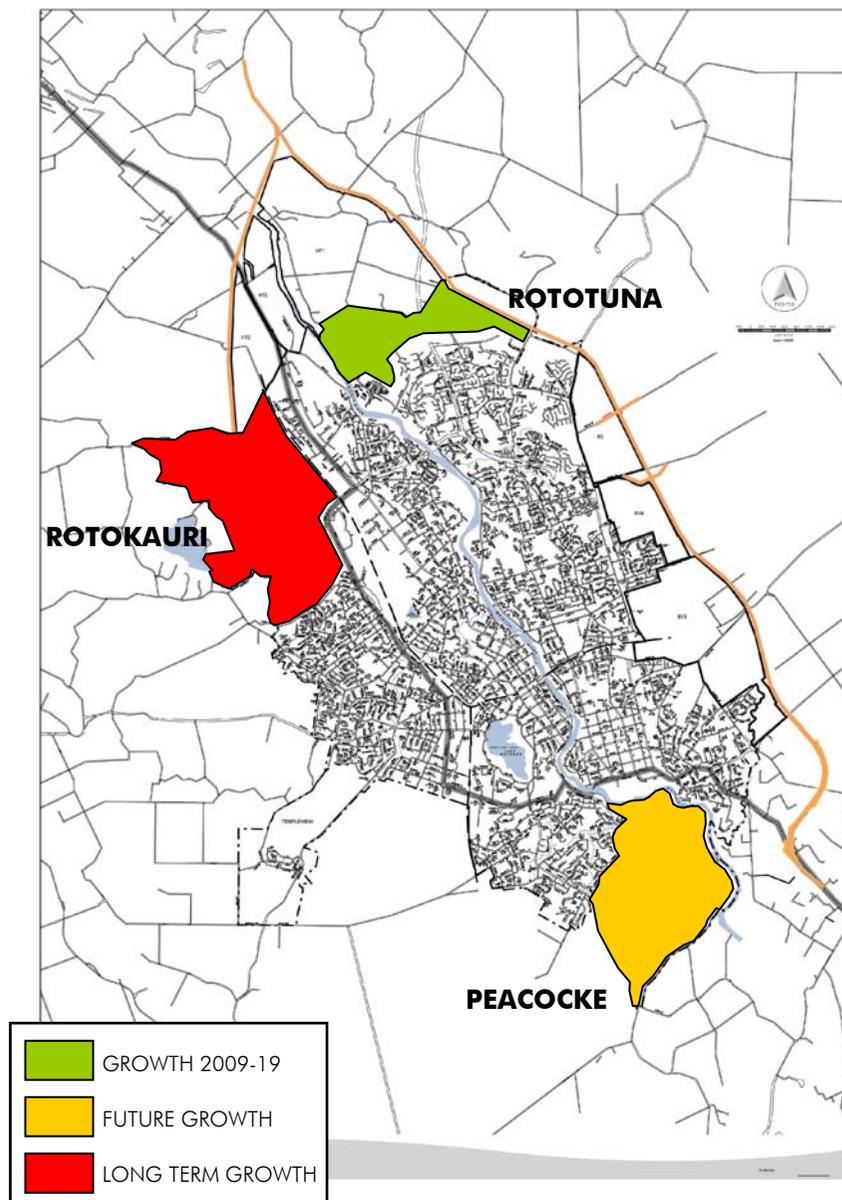


APPENDIX 2 - THEME COMMENTS ON GROWTH SCENARIOS

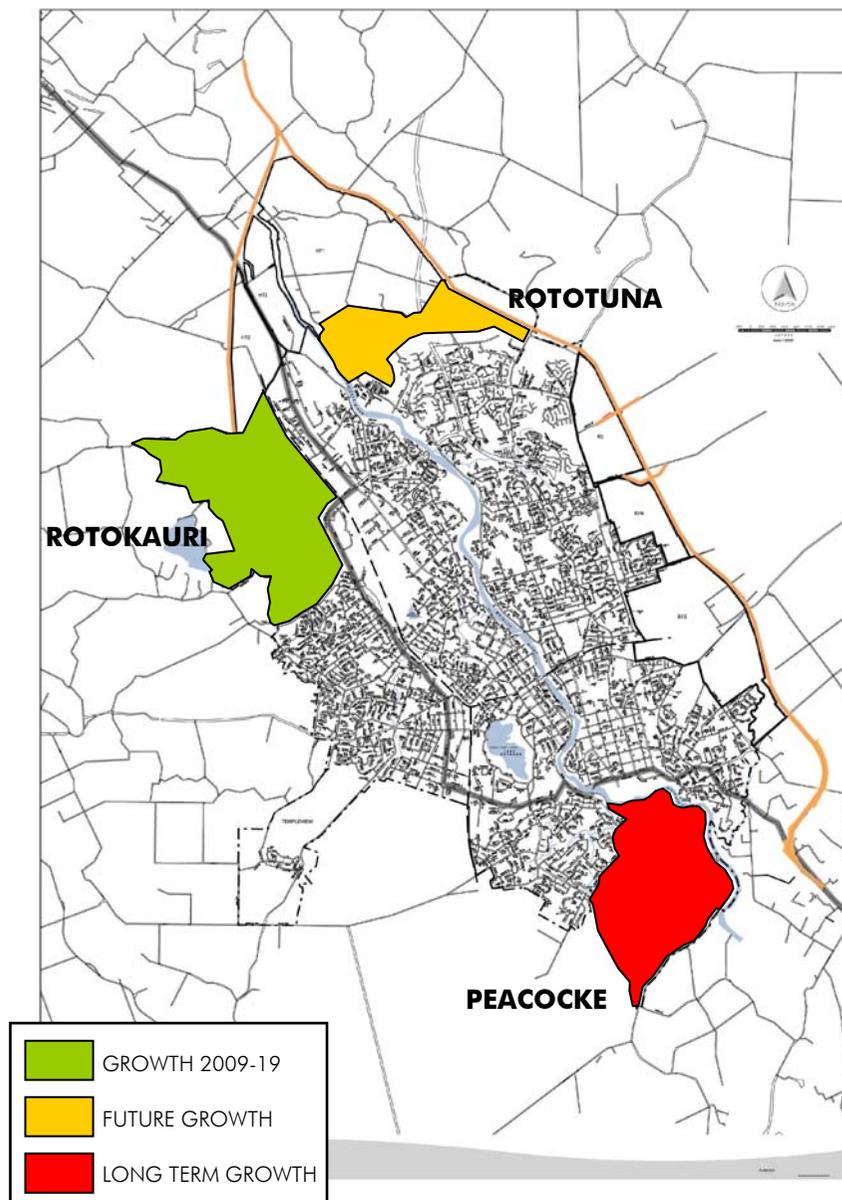
Scenario 1A: North / West / South	
Theme	Comments
Public Transport	<ul style="list-style-type: none"> • Disconnect between stage 1 residential in Rototuna and existing Te Rapa employment, requiring a bridge across the river to solve (northern bridge). • Future Rotokauri delivers residential adjacent to employment—good. Reinforces passenger transport link from Rototuna and strengthens north-south corridor on west side of river. • Peacocke presents passenger transport problem, in connecting to Te Rapa employment.
Open Space	<p>First preference, because:</p> <ul style="list-style-type: none"> • Rototuna is substantially committed. • Rotokauri delivers environmental enhancements. • Rotokauri can provide excellent recreational opportunities.
Employment	<p>Rototuna —</p> <ul style="list-style-type: none"> • Quality residential area good for attracting high end workers. • Access to expressway makes connection to University, AgResearch, Business Park and new economy employment area. • Risk rural residential. <p>Rotokauri —</p> <ul style="list-style-type: none"> • Introduces more socio-economic residents. • These will be further away from new blue collar jobs in east (where most jobs will be by then). • Housing less suited to new economy high-tech image. <p>Peacocke —</p> <ul style="list-style-type: none"> • Opportunity for new business centre with new economy jobs. • Quality residential for attracting 'high end' workers. • Feeds easily to central area. • Close to University, AgResearch and Business Park.
Social Well-Being	<p>Advantages:</p> <ul style="list-style-type: none"> • Existing social infrastructure in place and resources allocated. • Keep development momentum going. • Access to Auckland, Industrial and focus on North development. • Facilities already planned for North. • Rotokauri should be done—20 years. Flora and Fauna plan for conservation—Park fits. • Peacocke costs etc could be done in 30 years. • Access has a number of fronts to growth call. • Link to green space in area. <p>Disadvantages:</p> <ul style="list-style-type: none"> • Rotokauri adjoins an area of high socio-economic deprivation that has a high concentration of HN2C stock. • Geographically isolated for the remainder of the city. • City development skewed to the north. • Lack of influence on the CBD, and Rotokauri far away from CBD.
Infrastructure	<ul style="list-style-type: none"> • Rototuna continues. • Rotokauri stage 1 continues. • Peacocke stage 1 continues. <p>Advantages for Rotokauri:</p> <ul style="list-style-type: none"> • Momentum existing infrastructure to build on.



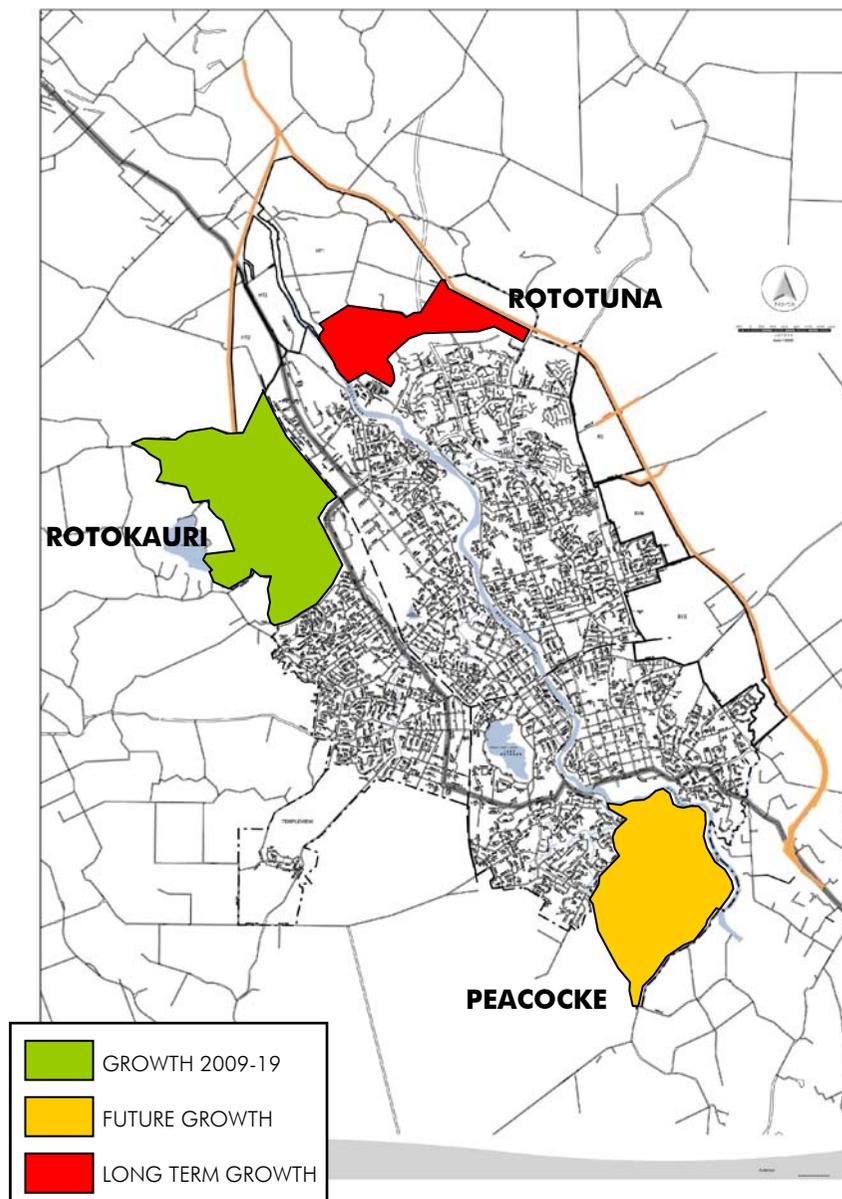
Scenario 1B: North / South / West	
Theme	Comments
Public Transport	<ul style="list-style-type: none"> • This option means residents have to be shifted longer distance to work. • From Rototuna, across river to Te Rapa and south to CBD. • From Peacocke (in future) north to Te Rapa little passenger transport efficiency—we should be encouraging shorter trips.
Open Space	<p>Second preference:</p> <ul style="list-style-type: none"> • Rototuna is substantially committed. • Under certain conditions, Peacocke can deliver an excellent environmental and ecological result with good local recreation provision. • It can enhance and future proof Hamilton Gardens. • The topography offers good amenity and an interesting environment. • The conditions—the options for active sports fields are limited (2 only) and need to be protected. We need continuity through the gully system and along the river bank.
Employment	<p>Rototuna —</p> <ul style="list-style-type: none"> • Quality residential area good for attracting high end workers. • Access to expressway makes connection to University, AgResearch, Business Park and new economy employment area. • Risk rural residential. <p>Rotokauri —</p> <ul style="list-style-type: none"> • Introduces more socio-economic residents. • These will be further away from new blue collar jobs in east (where most jobs will be). • Less suited to new economy high-tech image. <p>Peacocke —</p> <ul style="list-style-type: none"> • Opportunity for new business centre with new economy jobs. • Quality residential for attracting 'high end' workers. • Feeds easily to central area. • Close to University, AgResearch and Business Park. • Best opportunity to make 'new economy' mixed business environment.
Social Well-Being	<p>Advantages:</p> <ul style="list-style-type: none"> • Existing social infrastructure in place and resources allocated. • Rototuna already under development. • Adjoins to reinforce success in Melville and Glenview. • Develops a 'mixed community' at the south of the lake and river to anchor the overall city community. • Momentum already exists in Rototuna. • Pressure from Peacocke could wait 10 years. <p>Disadvantages:</p> <ul style="list-style-type: none"> • Rototuna already under development and catching up on some social infrastructure. • Rotokauri waiting 30 years could be an issue. Key issues include: <ul style="list-style-type: none"> - Conservation Park at Waiwhakareke. - WINTCC hub (i.e. Sport Waikato) is developing at Avalon—need to leverage. • Peacocke waiting 10 years could have issues. Key issues include: <ul style="list-style-type: none"> - Lack of south end anchor. - Links to Airport, Hospital, University and Ruakura. - Revitalisation of CBD.
Infrastructure	<ul style="list-style-type: none"> • Rototuna continues. • Rotokauri stage 1 continues. • Peacocke stage 1 continues. <p>Peacock Issues:</p> <ul style="list-style-type: none"> • Upfront cost of providing wastewater drainage (Stage 1 does not require this).



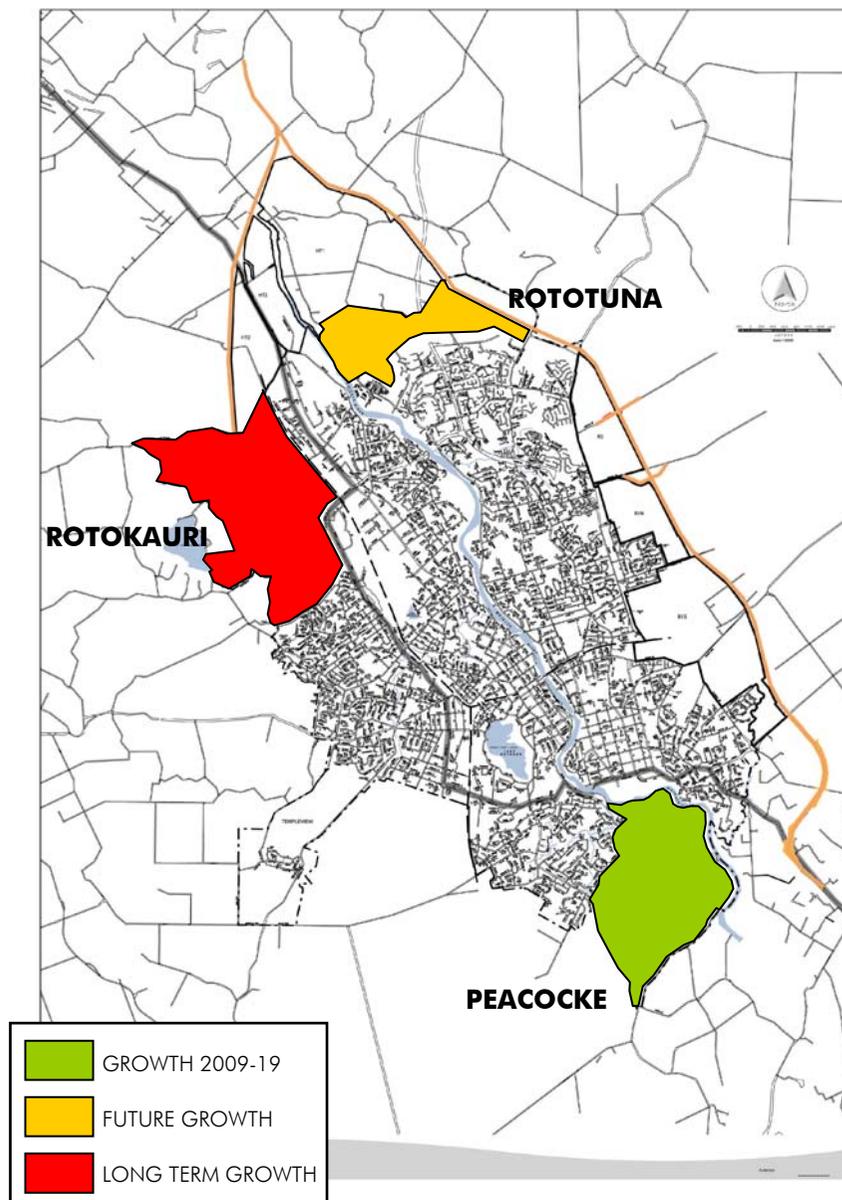
Scenario 2A: West / North / South	
Theme	Comments
Public Transport	<ul style="list-style-type: none"> • Positive passenger transport option. • Rotokauri, early supports Te Rapa employment and reinforces north-south corridor on west side of river. • Rototuna future developments need for connection across river to Te Rapa employment. However, in terms of northern passenger routs on east side of river, Rototuna give a focus to these serves (a northern node). • Peacocke presents passenger transport problem, in connecting to Te Rapa employment.
Open Space	<ul style="list-style-type: none"> • Rototuna is already committed and no option that fails to recognise that is realistic.
Employment	<p>Rototuna —</p> <ul style="list-style-type: none"> • Quality residential area good for attracting high end workers. • Access to expressway makes connection to University, AgResearch, Business Park and new economy employment area. • Risk of only being residential lifestyle blocks. <p>Rotokauri —</p> <ul style="list-style-type: none"> • Introduces more socio-economic residents. • These will be further away from new blue collar jobs in east (where most jobs will be by then). • Less suited to new economy high-tech. • Not significant new blue collar jobs this early. <p>Peacocke —</p> <ul style="list-style-type: none"> • Opportunity for new business centre with new economy jobs. • Quality residential for attracting 'high end' workers. • Feeds easily to central area. • Close to University, AgResearch and Business Park.
Social Well-Being	<p>Advantages:</p> <ul style="list-style-type: none"> • Mixed community—industrial and residential. • Good access to employment. • Opportunity to support social well-being activities in Crawshaw/Grandview/Nawton. • Rotokauri link to industrial—great. • Peacocke infrastructure costly. <p>Disadvantages:</p> <ul style="list-style-type: none"> • All growth to north of the city—potential to pull resource away from the south. • Rotokauri needs 20 years to create conservation park. • Momentum lost for Rototuna. • Peacocke links to Airport, anchor for South, links to Hospital, University and Rototuna to wait 30 years? • Rototuna can't wait 20 years - need to finish job.



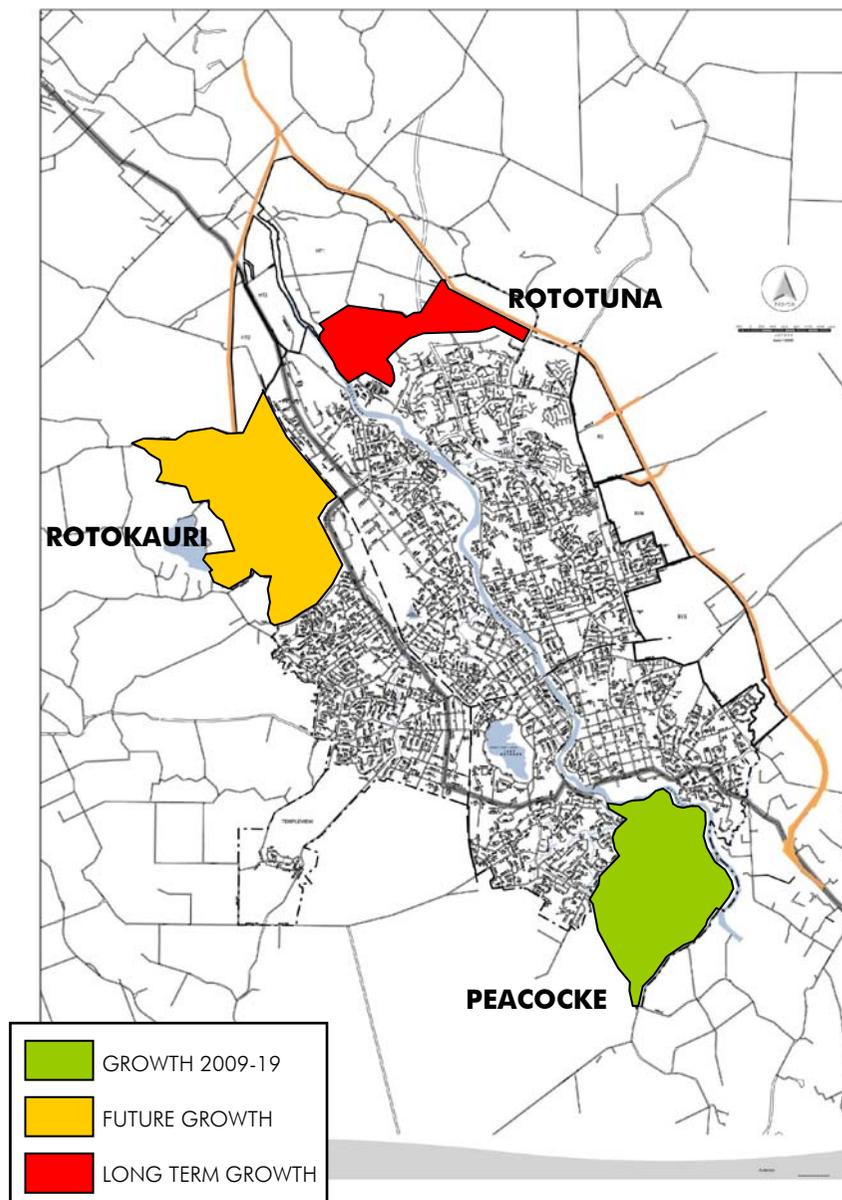
Scenario 2B: West / South / North	
Theme	Comments
Public Transport	<ul style="list-style-type: none"> • Rotokauri development supports Te Rapa with residential and employment and reinforces north-south corridor on west side of river. • Peacocke future—there's still a risk in this structure plan with all the employment to the north and the town centre in the structure plan being isolated (it doesn't provide a strong node for passenger transport—poorly placed). If the structure plan is revised to move the town centre north and onto an arterial corridor, then functionally it could provide some benefit in passenger transport terms by strengthening where eastern and western passenger transport networks come together. The airport is further away and irrelevant in passenger transport terms. • Rototuna left out leaves open and place to anchor northern route networks.
Open Space	<ul style="list-style-type: none"> • Rototuna is already committed and no option that fails to recognise that is realistic.
Employment	<p>Rototuna —</p> <ul style="list-style-type: none"> • Quality residential area good for attracting high end workers. • Access to expressway makes connection to University, AgResearch, Business Park and new economy employment area. • Risk rural residential. <p>Rotokauri —</p> <ul style="list-style-type: none"> • Introduces more socio-economic residents. • These will be further away from new blue collar jobs in east (where most jobs will be by then). • Less suited to new economy high-tech. • Not significant new blue collar jobs this early. <p>Peacocke —</p> <ul style="list-style-type: none"> • Opportunity for new business centre with new economy jobs. • Quality residential for attracting 'high end' workers. • Feeds easily to central area. • Close to University, AgResearch and Business Park.
Social Well-Being	<p>Advantages:</p> <ul style="list-style-type: none"> • Mixed community—industrial and residential. • Good access to employment. • Opportunity to support social well-being activities in Crawshaw/Grandview/Nawton. • Balanced growth between north and south. <p>Disadvantages:</p> <ul style="list-style-type: none"> • Disregards actual growth happening in Rototuna. • Lost momentum with Rototuna development, links to Auckland and industrial can not wait 30 years. • Too early for Rotokauri. • Links for Peacocke Airport, University and Rototuna—can not wait 20 years.



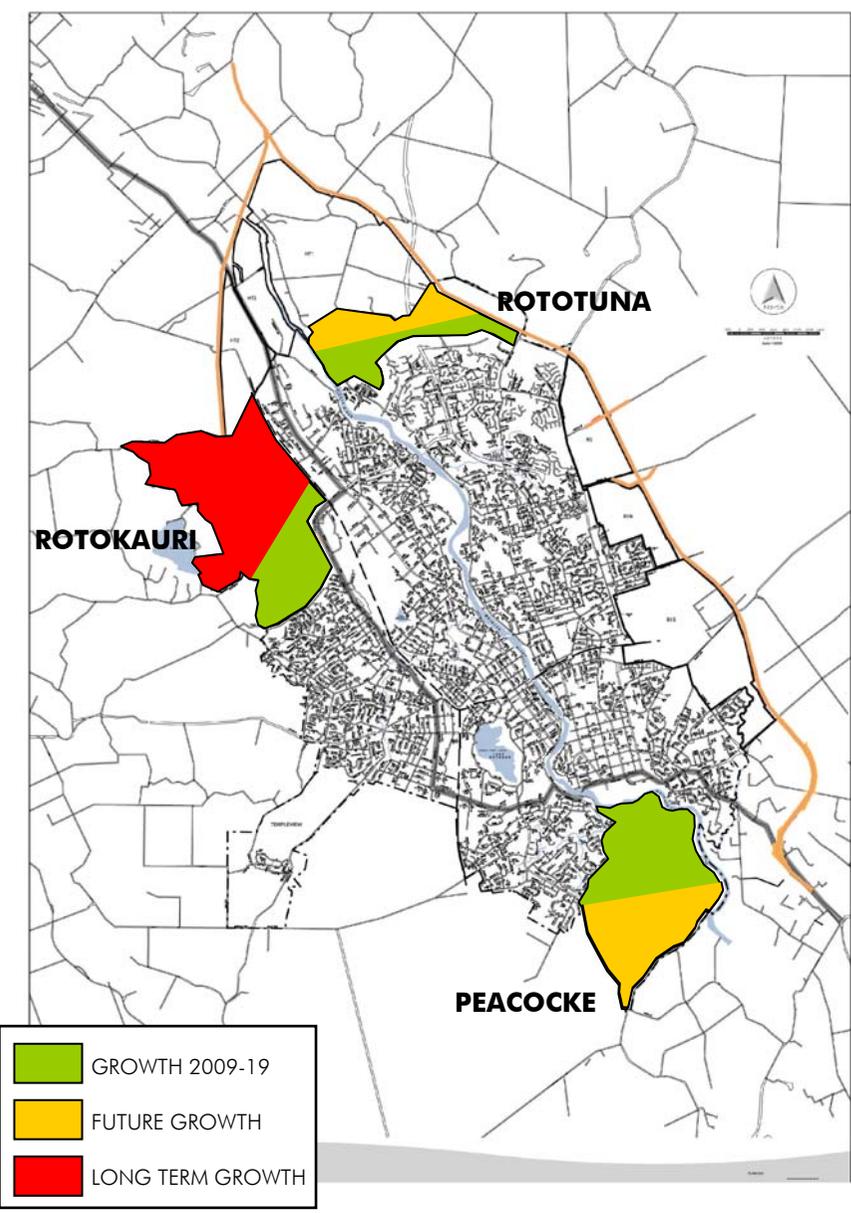
Scenario 3A: South / North / West	
Theme	Comments
Public Transport	<ul style="list-style-type: none"> • Peacocke First — difficult to integrate into passenger transport network without modification to the structure plan. Have to carry those people north to employment. • Rototuna in future — gives us a northern focus for passenger transport and helps access to Te Rapa corridor from east via a better located bridge. • Rotokauri — left out missing component in north-south corridor, fewer options for servicing Te Rapa employment west of railway. The Rotokauri structure plan provides some benefits in this area (i.e. servicing western Te Rapa corridor).
Open Space	<ul style="list-style-type: none"> • Rototuna is already committed and no option that fails to recognise that is realistic.
Employment	<p>Rototuna —</p> <ul style="list-style-type: none"> • Quality residential area good for attracting high end workers. • Access to expressway makes connection to University, AgResearch, Business Park and new economy employment area. • Risk rural residential. <p>Rotokauri —</p> <ul style="list-style-type: none"> • Significant blue collar jobs by nature. • Introduces more socio-economic residents. • These will be further away from new blue collar jobs in east (where most jobs will be by then). • Housing less suited to new economy high-tech image. <p>Peacocke —</p> <ul style="list-style-type: none"> • Opportunity for new business centre with new economy jobs. • Quality residential for attracting 'high end' workers. • Feeds easily to central area. • Close to University, AgResearch and Business Park. • Risk of less new economy jobs.
Social Well-Being	<p>Advantages:</p> <ul style="list-style-type: none"> • Strengthen South of City. • Link to CBD — closer out of all growth cells. • Link to airport. • Link to major employment/facilities (e.g. Hospital, University, Ruakura) • Could foster a facility (community) in this area — anchor south end of the city. • Correcting overall balance of city expansion the north—connects new growth with old. <p>Disadvantages:</p> <ul style="list-style-type: none"> • Cost of infrastructure. • Topography of land. • Need to plan for city facility in Peacocke—no plan at the moment. • Not maximising momentum of Rototuna. • Limited green space in this area (not too sure if there is capability for green space). • Access has to be resolved (in and out). • Waiwhakareke has to wait 30 years. • Lack of available industrial land.



Scenario 3B: South / West / North	
Theme	Comments
Public Transport	<ul style="list-style-type: none"> • Peacocke First— difficult to integrate into passenger transport network without modification to the structure plan. Have to carry those people north to employment. • Rotokauri future—supports Te Rapa corridor employment and helps reinforce north-south passenger transport corridors. • Rototuna — gap in northern passenger transport networks, needs a node there to make network strong and flexible.
Open Space	<ul style="list-style-type: none"> • Rototuna is already committed and no option that fails to recognise that is realistic.
Employment	<p>Rototuna —</p> <ul style="list-style-type: none"> • Quality residential area good for attracting high end workers. • Access to expressway makes connection to University, AgResearch, Business Park and new economy employment area. • Risk rural residential. • Best late to get more small-scale quality residential development. <p>Rotokauri —</p> <ul style="list-style-type: none"> • Introduces more socio-economic residents. • These will be further away from new blue collar jobs in east (where most jobs will be by then). • Housing less suited to new economy high-tech image. <p>Peacocke—</p> <ul style="list-style-type: none"> • Opportunity for new business centre with new economy jobs. • Quality residential for attracting ‘high end’ workers. • Feeds easily to central area. • Close to University, AgResearch and Business Park.
Social Well-Being	<p>Advantages:</p> <ul style="list-style-type: none"> • Strengthen South of City. • Link to CBD — closer out of all growth cells. • Link to airport. • Link to major employment/facilities (e.g. Hospital, University, Ruakura) • Waiwhakareke (Rotokauri) has 20 years — fits in with fauna and flora plan for this Conservation Park. <p>Disadvantages:</p> <ul style="list-style-type: none"> • Cost of infrastructure. • Topography of land. • Lost of momentum in Rototuna. • 30 year development of Rototuna could be an issue because: <ul style="list-style-type: none"> - links to Auckland - links to Industrial employment area. (This could be too long) • Lack of available industrial land.



Scenario 4A: All fronts radiate outwards. North / South dominant.	
Theme	Comments
Public Transport	<ul style="list-style-type: none"> • Stage 1 parts of Peacocke, Rototuna and Rototuna and Rotokauri first and rest of Peacocke and Rototuna future. • Stage 1 makes some sense but still requires connection across river from Rototuna and long distance links to north from Peacocke unless the structure plan changes. If it does, then the northern part of Peacocke provides passenger transport benefits. Future pattern provides for inefficient passenger transport links (worsens passenger transport efficiency vis-à-vis Te Rapa corridor).
Open Space	<ul style="list-style-type: none"> • Development on three fronts. • Assume this requires completion of the Rotokauri green swathe.
Employment	<p>Rototuna —</p> <ul style="list-style-type: none"> • Quality residential area good for attracting high end workers. • Access to expressway makes connection to University, AgResearch, Business Park and new economy employment area. • Risk rural residential. • Risk of only being residential lifestyle blocks. • Provides some passenger transport benefits to existing built areas. <p>Rotokauri —</p> <ul style="list-style-type: none"> • Introduces more socio-economic residents. • These will be further away from new blue collar jobs in east (where most jobs will be by then). • Housing less suited to new economy high-tech image. <p>Peacocke —</p> <ul style="list-style-type: none"> • Opportunity for new business centre with new economy jobs. • Quality residential for attracting 'high end' workers. • Feeds easily to central area. • Close to University, AgResearch and Business Park. • Best opportunity to make 'new economy' mixed business environment.
Social Well-Being	<p>Disadvantages:</p> <ul style="list-style-type: none"> • Cost of development on three fronts — No. • Will have to try and get facilities/services/program on three fronts — No. • Spread resources too thinly. • Not finishing the job. • Leaves two communities half finished for 20 years. • Too hard to support with social infrastructure.



Scenario 4B: All fronts radiate outwards. North / West dominant.	
Theme	Comments
Public Transport	<ul style="list-style-type: none"> • Stage 1 parts of Peacocke, Rototuna and Rotokauri first and rest of Peacocke and Rototuna future. • Future development on northern side of city—natural support for expansion of Rototuna from Stage 1. For Rotokauri, residential supports employment in Te Rapa corridor and reinforces north-south corridor. • Leaving out Peacocke southern part. Less compelling reason to like Peacocke in the southern segment.
Open Space	<ul style="list-style-type: none"> • Implies simultaneous provision of reserves etc. on three fronts. • Failure to complete Peacocke means that the gully network is truncated and fails to bring the water quality benefits of dealing with the whole catchment.
Employment	<p>Rototuna —</p> <ul style="list-style-type: none"> • Quality residential area good for attracting high end workers. • Access to expressway makes connection to University, AgResearch, Business Park and new economy employment area. • Risk of only being residential lifestyle blocks. <p>Rotokauri —</p> <ul style="list-style-type: none"> • Introduces more socio-economic residents. • These will be further away from new blue collar jobs in east (where most jobs will be by then). • Housing less suited to new economy high-tech image. <p>Peacocke —</p> <ul style="list-style-type: none"> • Opportunity for new business centre with new economy jobs. • Quality residential for attracting 'high end' workers. • Feeds easily to central area. • Close to University, AgResearch and Business Park.
Social Well-Being	<p>Disadvantages:</p> <ul style="list-style-type: none"> • Three front development again — issues with cost and resources. • Need to finish job on one front.

