

ROKOKAURI STRUCTURE PLAN

Variation 18

Proposed Hamilton City District Plan

SUMMARY

The Rotokauri growth cell is an area of approximately 1,000 Ha on the north west fringe of Hamilton, close to Hamilton Zoo and The Base. It is identified for future urban development within the District Plan.

The Council's Growth Model indicates that it is now necessary for additional land to be brought forward to meet the City's ongoing development needs. Maintaining a supply of zoned industrial land is a particular priority. To assist this process a new Structure Plan has been prepared to guide the long term development of the Rotokauri area. It is proposed to incorporate this within the District Plan and to rezone approximately 350 Ha as Stage 1.

Council's Vision for Rotokauri is:

The sustainable expansion of the City into Rotokauri, through a coherent, integrated and people focussed mixed use development based on best practice urban design principles.

The main proposals of the Structure Plan are:

Residential comprising approximately 485 Ha through the western half of the Rotokauri area. In addition to a general residential zone, the Structure Plan makes specific provision for Character Areas based upon Lake Waiwhakareke and the area's ridgelines and higher density development related to the proposed Suburban Centre.

Industrial comprising 270 Ha in two distinct areas. A general Industrial area of 170 Ha will be situated between the main island trunk railway and the proposed Te Rapa Bypass. To the west of the Bypass is an employment area of approximately 100 Ha that will fulfil a transitional role in stepping down the effects of industrial activity to ensure that adverse effects on adjoining residential areas can be properly managed.

Suburban Centre of 6 Ha to the west of Gilchrist Street forms the main retail focus for Rotokauri. This will be developed in 2 stages.

Major Facilities at Wintec will remain an important part of the Rotokauri area and provision has been made to enable better integration of the campus with the adjoining suburban centre.

Education provision has been made for three schools serving the needs of the local population.

Transportation proposals for the area will result in an integrated, multi modal transportation network, with provision for new roads, public transport networks and facilities, walking and cycling routes and rail, including:

- Te Rapa Bypass with intersections providing integration with the City's arterial ring road, including connection to a proposed new northern river crossing

- Avalon Drive link via the proposed Gilchrist interchange
- Te Rapa Road link via a realigned and upgraded Te Kowhai Road
- Collector road between the proposed Neighbourhood Centre and a potential passenger rail facility in the industrial area adjacent to The Base.

Reserves covering approximately 140 Ha are distributed throughout Rotokauri. This includes the Waiwhakareke Natural Heritage Park, three sports parks, neighbourhood reserves and a neighbourhood green at the heart of the southern Neighbourhood Centre. Multi functional green corridors extend throughout the area and provide landscape and amenity value, stormwater management and off road walking and cycling networks.

Neighbourhood Centre Concept Plan provides more detail for integrating land use activities and infrastructure in the area surrounding the southern Suburban Centre to the west of Gilchrist Street.

Staging of development and rezoning is proposed to ensure that development only occurs where there is necessary infrastructure to support it. The capacity of the transportation network has been a major factor in determining the amount of land that can be rezoned in advance of the proposed Te Rapa Bypass. Approximately 350 Ha in the south and east of Rotokauri has been identified as Stage 1, and it is anticipated that development will take place over the next 10 years. The remainder of the growth cell will take a further 10-20 years to develop.

Variation 18 proposes to incorporate the Structure Plan into the District Plan and rezone the first stage of development in the southern and eastern parts of the Rotokauri area. A number of significant changes to the District Plan are also proposed. Whilst most of these are focused on the Rotokauri area, there are some that will have city wide implications. These are:

- Facilitating opportunity for dairies to locate in residential areas – Rules 4.1
- Promoting better design outcomes in terms of how development relates to public spaces – Rules 5.3, 6.2 and 6.3
- Ensuring better co-ordination between infrastructure provision and new development – Rule 6.9

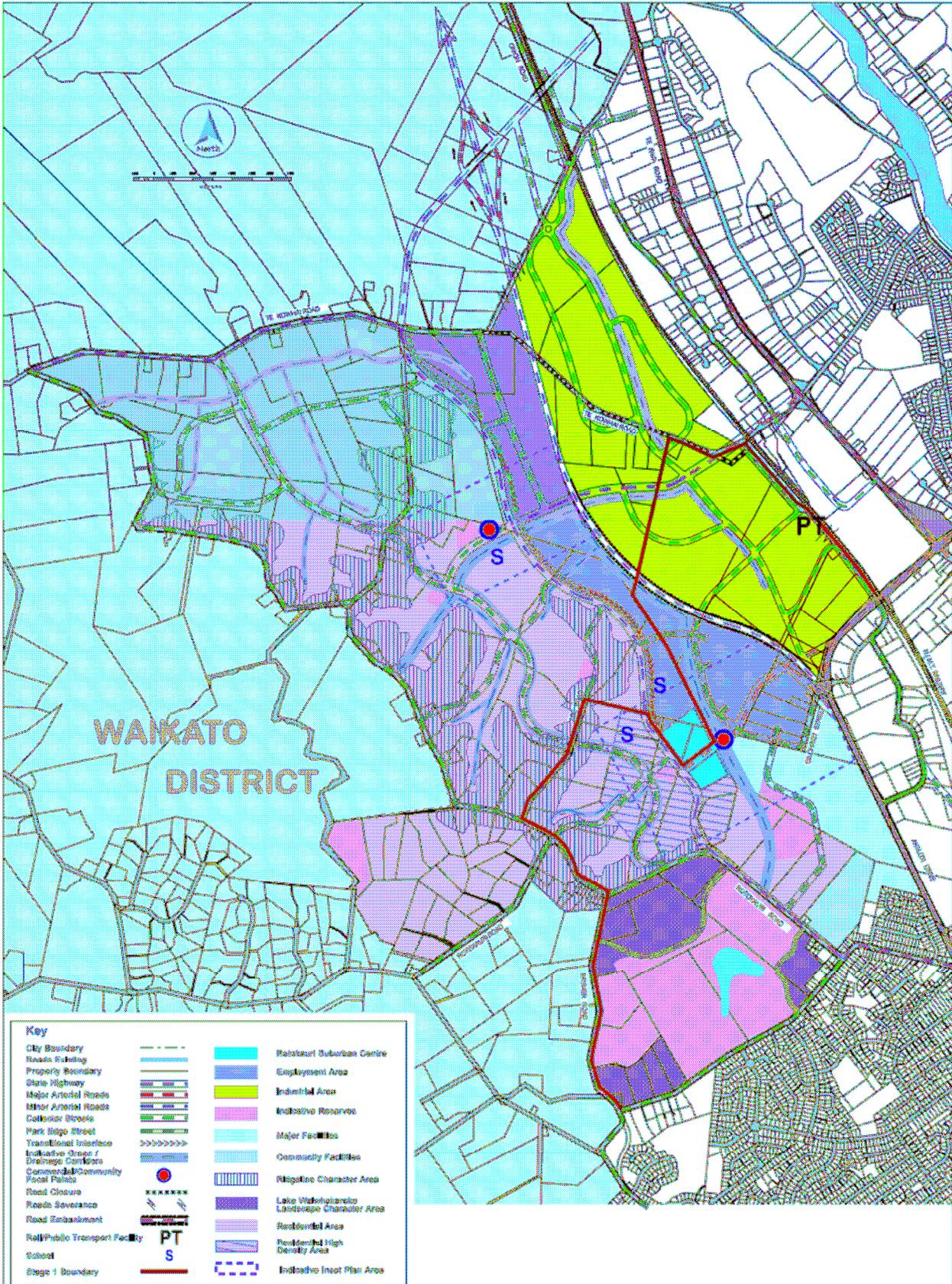
Further information on the Rotokauri Structure Plan and Variation 18 to the proposed Hamilton City District Plan is available on the Council's web site www.hamilton.co.nz/consultation.

City Planning Unit
October 2007



Hamilton City Council

Te kaunihera o Kirikiriroa



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24. September 2007.

DESIGN SERVICES

