

**Elected Member Briefing – 11 April 2019**  
*Committee Room 1*

<b>Time</b>	<b>Topic</b>	<b>HCC Presenter(s)</b>	<b>Open / Closed</b>	<b>Time Req'd (mins)</b>
1.15pm	<b>Healthy Rivers</b> <i>(Growth and Infrastructure Committee)</i> <i>(Community, Services &amp; Environment Committee)</i>	Luke O'Dwyer, Paul Ryan	Open	20
1.35pm	<b>Infill and Intensification and the City's Need for Growth</b> <i>(Growth and Infrastructure Committee)</i>	Jen Baird, Luke O'Dwyer, Fraser McNutt	Open	120
3.35pm	<b>MEETING ENDS</b>			

# Healthy Rivers Update

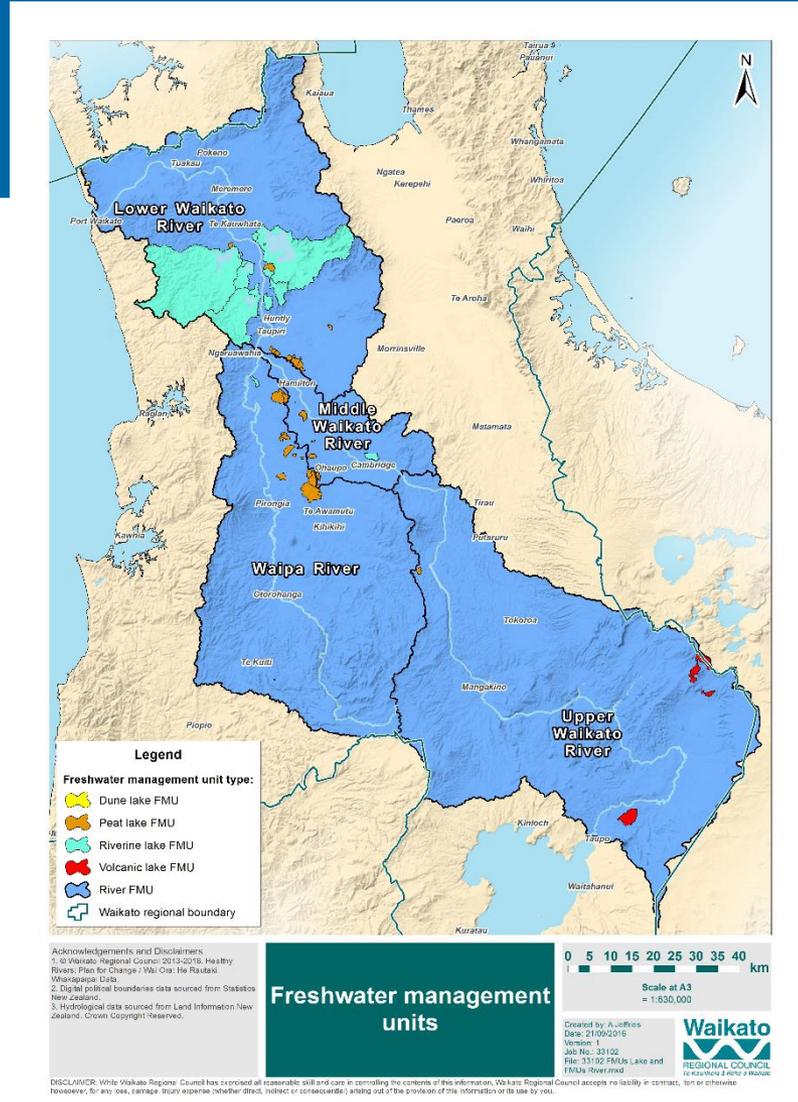
11 April 2019



# Purpose of the briefing

- To update elected members about “Healthy Rivers”

# What is “Healthy Rivers” (PPC1)?



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# Why was PPC1 prepared?

- To give effect to parts of the:
  - “Vision and Strategy for Waikato River”
  - National Policy Statement for Freshwater Management (NPS-FM)

# Vision and Strategy has 13 Objectives including:

- “Restoration and protection of the health and wellbeing of Waikato River”
- “Recognition that the Waikato River is degraded and should not be required to absorb further degradation as a result of human activities”
- “The restoration of water quality within the Waikato River so that it is safe for people to swim in and take food from over its entire length”

# NPS-FM requires Regional Council to:

- Establish freshwater objectives to give effect to NPS-FM objectives and achieve the future state of freshwater the regional communities want
- Set water quality limits and targets
- Avoid or address over allocation

# What PPC1 seeks to achieve

- By 2096: water quality in the rivers and tributaries is safe for swimming and taking food
- By 2026: Actions taken to achieve a 10% improvement in water quality

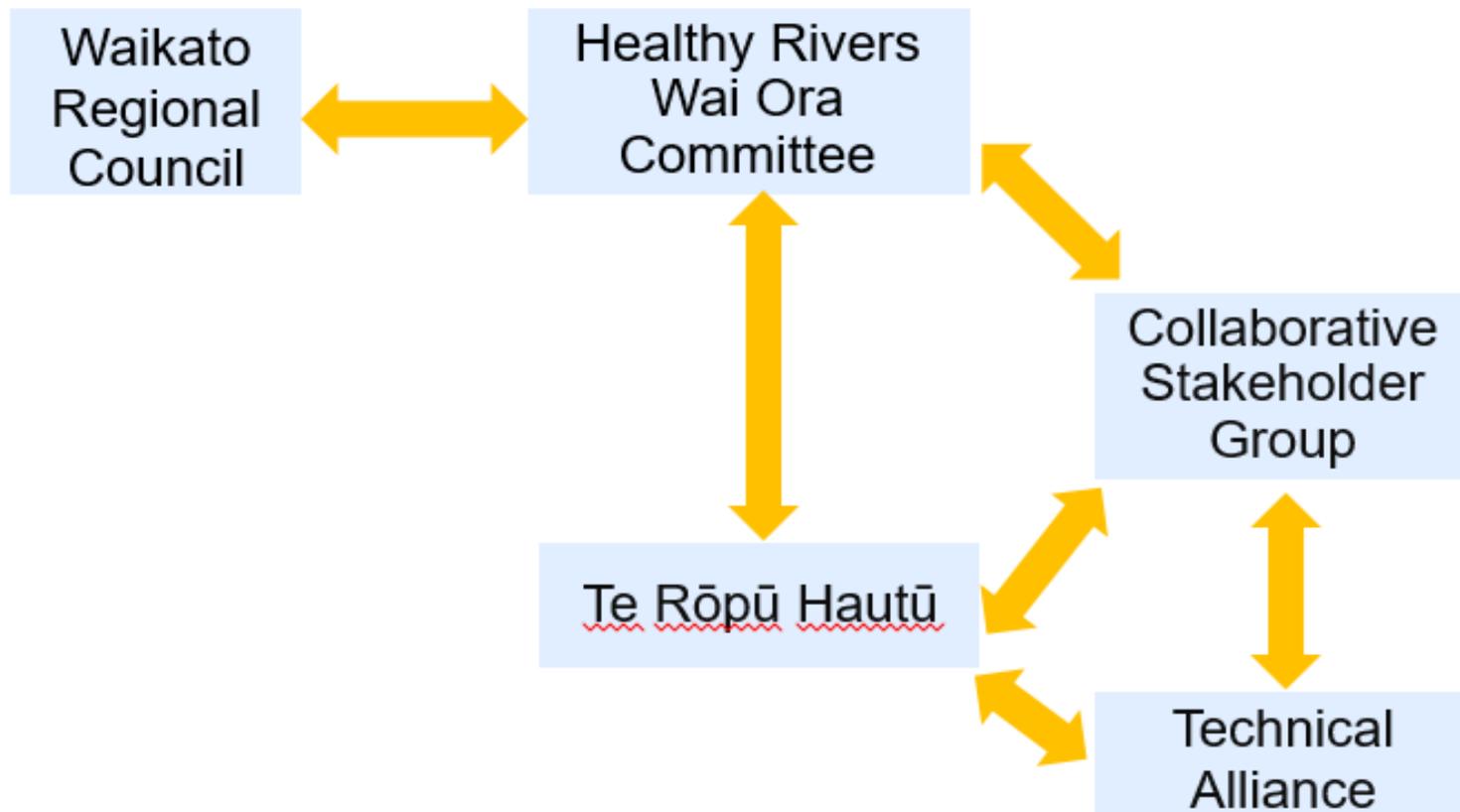
# What does safe for swimming and taking food mean?

- Plan change focuses on water clarity and 4 contaminants (nitrogen, phosphorus, sediment and pathogens)
- Identifies clarity and contaminant concentrations that, if met, would be deemed to restore Waikato River to 1864 conditions
- Targets apply to diffuse and point source discharges

# How was PPC1 prepared?

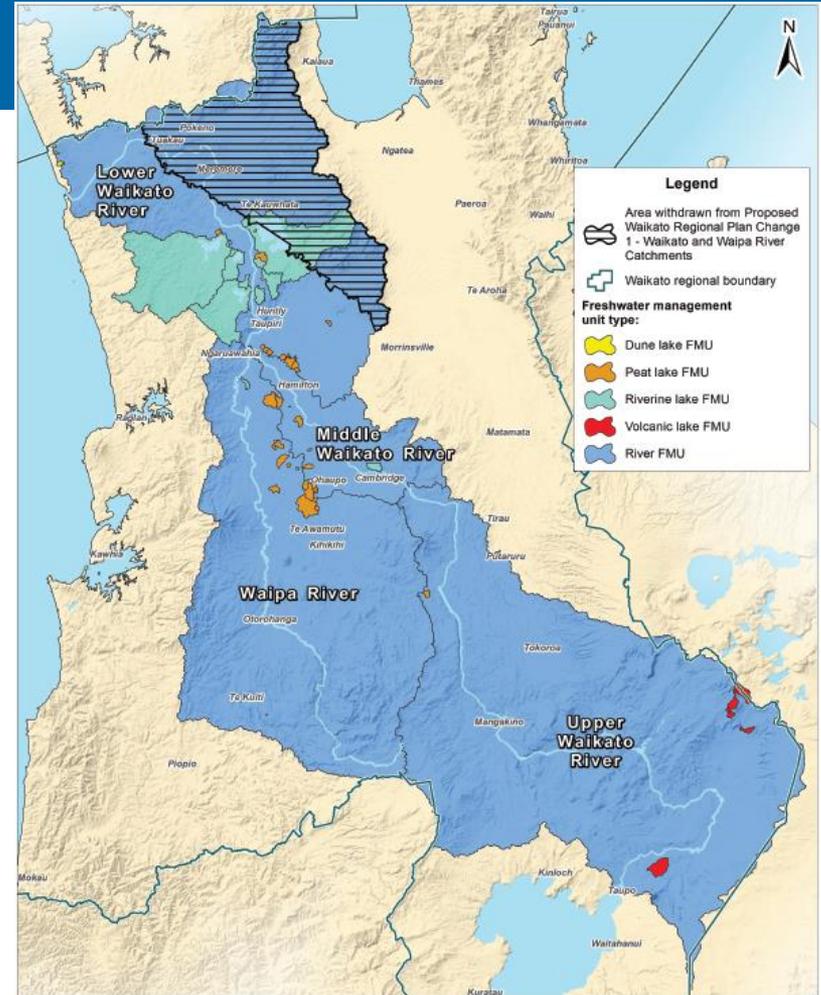
- By a 24-member Collaborative Stakeholder Group (CSG)
- Sally Davis represented local government on the CSG
- Supported by impartial scientists, hydrologists, economists, modellers

# Project structure



# Variation 1 to PPC1

- Pare Hauraki concerned it had not been consulted
- North-eastern area withdrawn
- Consultation with Pare Hauraki
- Variation 1 reflects outcomes of consultation and re-included the withdrawn area



# How PPC1 manages contaminants

- Sets water quality targets to be achieved
- Restricts land use changes that would result in higher contaminant discharges
- Preparation of Farm Environment Plans
- Exclusion of stock from water bodies
- Provision of a Nitrogen Reference point

# What does it affect?

- HCC's consented point source discharges:
  - Wastewater Treatment Plant
  - Stormwater
  - Leachate from 4 closed landfills
- Hamilton Zoo
- Council-owned properties used for grazing

# HCC response to notified PPC1

- Consultants evaluated implications for HCC activities
- Economist assessed the impacts on City's economy
- Made submission

# Key concerns for HCC

- Future compliance with water quality targets
- Providing for urban development and growth

# HCC's roles in developing PPC1

- Collaborated with the District Councils in providing feedback to Sally Davis - CSG rep
- Regional Council consulted HCC re proposed plan change Aug 2016
- Submission
- Participation in Waikato Region Territorial Authorities group (WARTA)
- Further submissions – HCC and WARTA
- Hearing – HCC and WARTA

# Overview of HCC's submission

## – Part 1

- Council recognises the importance of the Vision and Strategy and will do what is best for the River.
- Council seeks a policy framework in PPC1 that maximises the range of tools and flexibility to achieve water quality targets

# Overview of HCC's submission

## – Part 2

- Seek to retain provisions providing flexibility:
  - Allow existing point-source consents to run course
  - Staged implementation
  - Best Practicable Option
  - Off-sets
- Seek recognition of municipal three waters infrastructure as regionally significant

# Overview of HCC's submission

## – Part 3

- Seek recognition of and allowance for urban development - give effect to:
  - National Policy Statement for Urban Development Capacity
  - Regional Policy Statement – Future Proof Settlement Pattern
- Seek provisions for HCC's involvement in relevant planning and implementation
- Amendments to seek clarity and certainty

# Elected members' engagement with Healthy Rivers

- **17 May 2016:** Elected member briefing from Sally Davis
- **23 Nov 2016:** Vaughan Payne briefing
- **13 Dec 2016:** Elected members directed staff to prepare a submission
- **21 Feb 2017:** Community & Services Committee approved submission and pursuit of relief through all stages of the plan change process

# Waikato Region Territorial Authorities group (WARTA)

- Initiated by Chief Executive of Waipa District, Gary Dyet
- Purpose: Present joint case on matters of common interest
- Members: HCC and District Councils: Taupo, South Waikato, Otorohanga, Waitomo, Waipa, Waikato, Matamata-Piako, Hauraki, Thames-Coromandel.

# WARTA (continued)

- Key concerns:
  - Economic impacts on rural communities
  - Significant costs of upgrading wastewater treatment plants
- GHD providing engineering, planning and specialist water quality evidence
- Counsel: Berry Simons

# Economic impacts over 10 years – from 2017 to 2026

District	% change in land use profit	% change in GDP	% change in employment count
Hamilton City	-4.2	-0.1 to -0.2	-0.2
South Waikato	-3.0	-0.7 to -1.2	-0.6 to -1.1
Waitomo	-4.9	-0.9 to -1.4	-1.1 to -1.6
Otorohanga	-4.1	-1.7 to -2.9	-1.8 to -3.2
Waipa	-4.2	-0.7 to -1.2	-0.7 to -1.1
Waikato	-4.4	-0.8 to -1.2	-0.9 to -1.3
Total	-4.1	-0.5	-0.5

# Hearings

- 5 independent commissioners to make recommendations to Regional Council
- Block 1: Began 11 March 2019
- Block 2: Starts 20 May 2019
- Block 3: To be confirmed
- End in August 2019
- Facilitated expert conferencing regarding water quality targets (Table 3.11-1)

# Process after hearings

- Commissioners' recommendations
- Regional Council decisions notified
- Appeals to Environment Court

# Elected Member Briefing – Infill development

➤ 11 April 2019



# Overview

- What is the difference between infill and intensification?
- Why have infill and intensification?
- Hamilton's changing urban form over time
- Infill typologies
- Trends – where and how it is occurring
- Observations, high level benefits and costs

# What is the difference between infill and intensification?

- Infill occurs on residential and some business zone sites throughout the city – includes duplexes, ancillary dwellings, integrated residential developments etc.
- Intensification occurs in specifically zoned locations – such as apartments around the University or the Hospital
- Both are accepted in NZ and internationally planning approaches to manage growth and infrastructure

# Why is infill and intensification a valid planning strategy?

- Maximizes development opportunities given our small geographical area
- Assists with the efficient and effective integration of land use and infrastructure and can drive regeneration
- Increases housing choice
- Gives effect to Hamilton Urban Growth Strategy, Future Proof and Waikato Regional Policy Statement

# Planning framework that delivers infill and intensification

- The broad planning framework is set from:
  - Hamilton Urban Growth Strategy
  - Future Proof
  - Regional Policy Statement
  - District Plan
  - Hamilton Plan
- Recent Central Government initiatives:
  - National Policy Statement – Urban Development Capacity
  - Special Housing Areas
- Other Influences:
  - Developer lead Private Plan Changes
  - Resource Consents

# The “evolution” of infill and intensification in Hamilton

- It is not new or “modern”

1967 – 2017:

50 years of Hamilton’s planning indicates this type of urbanisation is anticipated

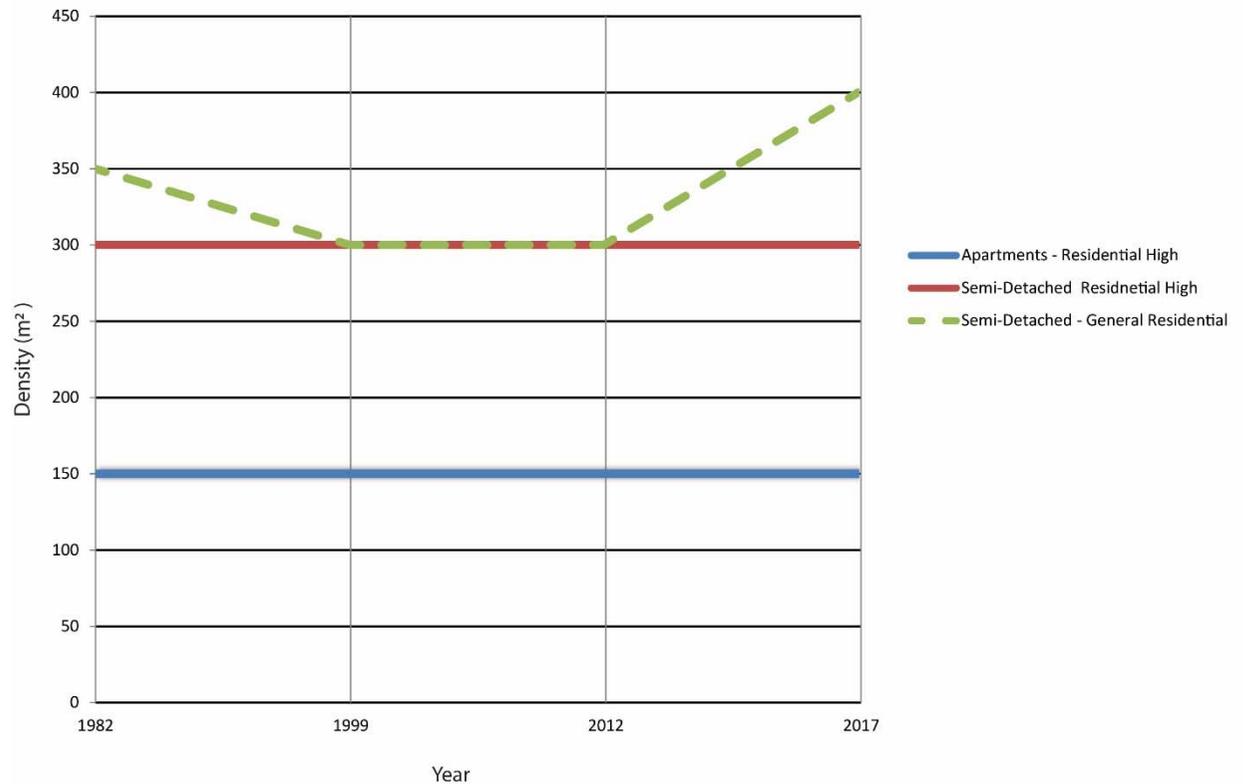
# The “evolution” of infill and intensification in Hamilton

- Similarities 1967 - 2017:
  - apartment type developments,
  - comprehensive developments,
  - semi-detached,
  - second dwellings and ancillary units.
- Differences – in the 2000’s residential living in business areas was encouraged.

# Comparison of standards 1982 – 2017 for Multi-Unit Development

During 1982 to 2018 densities for:

- apartments has been constant;
- multi-unit developments have fluctuated between 300m<sup>2</sup> and 400m<sup>2</sup>



# 2017 - Hamilton Operative District Plan

Provides numerous opportunities for residential development in the following zones:

- Residential
- Central City
- Business

# 2017 - Hamilton Operative District Plan - residential

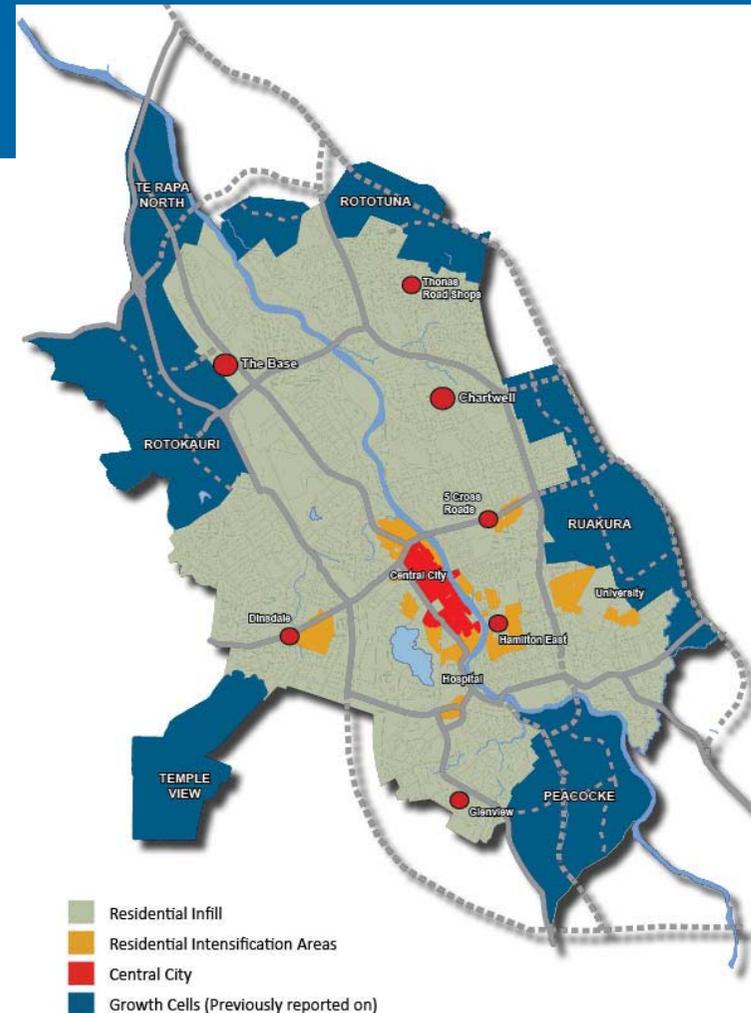
Provides numerous development opportunities in residential:

Residential Zones:	General	Intensification
Single Dwelling	400m <sup>2</sup>	
Single dwelling and ancillary unit	600m <sup>2</sup>	
Duplex Dwellings	200m <sup>2</sup>	
Apartments	-	150m <sup>2</sup>

- Integrated Residential Developments (a mixture of the above densities depending on the mix of typologies)

# 2017 infill and intensification locations

- District Plan is enabling (non notification)
- Infill can occur in the General Residential zone
- Intensification is limited to the Residential Intensification zone, certain Business zones and the Central City zone.



# Infill capacity

- Estimated to be approximately 14,000 dwelling capacity for infill across the city under existing planning and investment framework

# Building Typologies: Duplexes in the Residential zone



# Building Typologies: Duplexes in the Residential zone



Memorial Drive (Hamilton East)  
General Res  
Site Area 2276m<sup>2</sup>  
1 duplex and 4 apartments = 26 units/ha  
**1989**



40 Borman Road (Horsham Downs)  
General Res Zone  
Site Area 5000m<sup>2</sup>  
7 duplexes (14 units) = 28 units/ha  
**2016**

# Building Typologies: Duplexes in the Residential zone



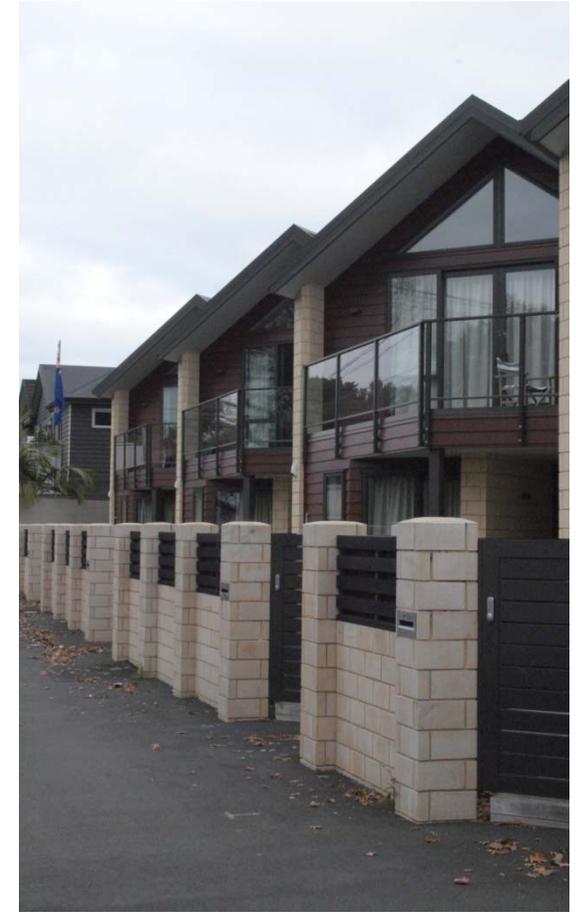
18 Tisdall Street (Hamilton Central)  
General res  
Site Area 804m<sup>2</sup>  
2 Duplex (4 units) = 49 units/ha  
**2007**



60 Storey Ave (Forest Lake)  
General Res Zone  
Site Area 1012m<sup>2</sup>  
2 duplexes (4 units) = 39 units/ha  
**2016**

# Building Typologies:

## Apartments in the Residential Intensification zone



# Building Typologies: Apartments in the Residential Intensification zone



72 Carrington Avenue (Silverdale)  
Res Intensification  
Site Area 733m<sup>2</sup>  
6 Apartments = 81 units/ha  
Apartment size 112m<sup>2</sup>  
Granted **2017**



105 Seddon Road  
Res Intensification  
Site Area 863m<sup>2</sup>  
4 Apartments = 46 units/ha  
Apartment size 150m<sup>2</sup>  
Granted **2012**



# Building Typologies: Apartments in the Residential Intensification zone



104 Knighton Road,  
University  
Res Intensification  
Site Area 2208m<sup>2</sup>  
20 Apartments = 90  
units/ha  
Granted **2016**



79 Carrington Avenue, Silverdale  
Res Intensification  
Site Area 870m<sup>2</sup>  
7 Apartments = 89 units/ha  
Apartment size between 70m<sup>2</sup> and 100m<sup>2</sup>  
Granted **2015**

# Integrated Residential Developments



# Integrated Residential Developments

A development containing a mixture of residential units (single dwellings, duplexes, apartments) on a site designed as a comprehensive and integrated development with shared facilities.

For Example:

- Retirement Villages
- mixed typology clustering such as Harrowfield



Hilda Ross Retirement Village

# Integrated Residential Developments



- Typology cluster, Harrowfield

# Building Typologies: Apartments in the Business zone



# Building Typologies: Apartments in the Business zone



Village Quarter – Hall Street and Lake Road  
Site Area 4880 m<sup>2</sup>  
Mixed Use Development – 58 Apartments, Retail  
and Office units = 118 units/ha  
5 separate buildings all 3 levels  
Granted **2013**

# Building Typologies: Apartments in the Business zone



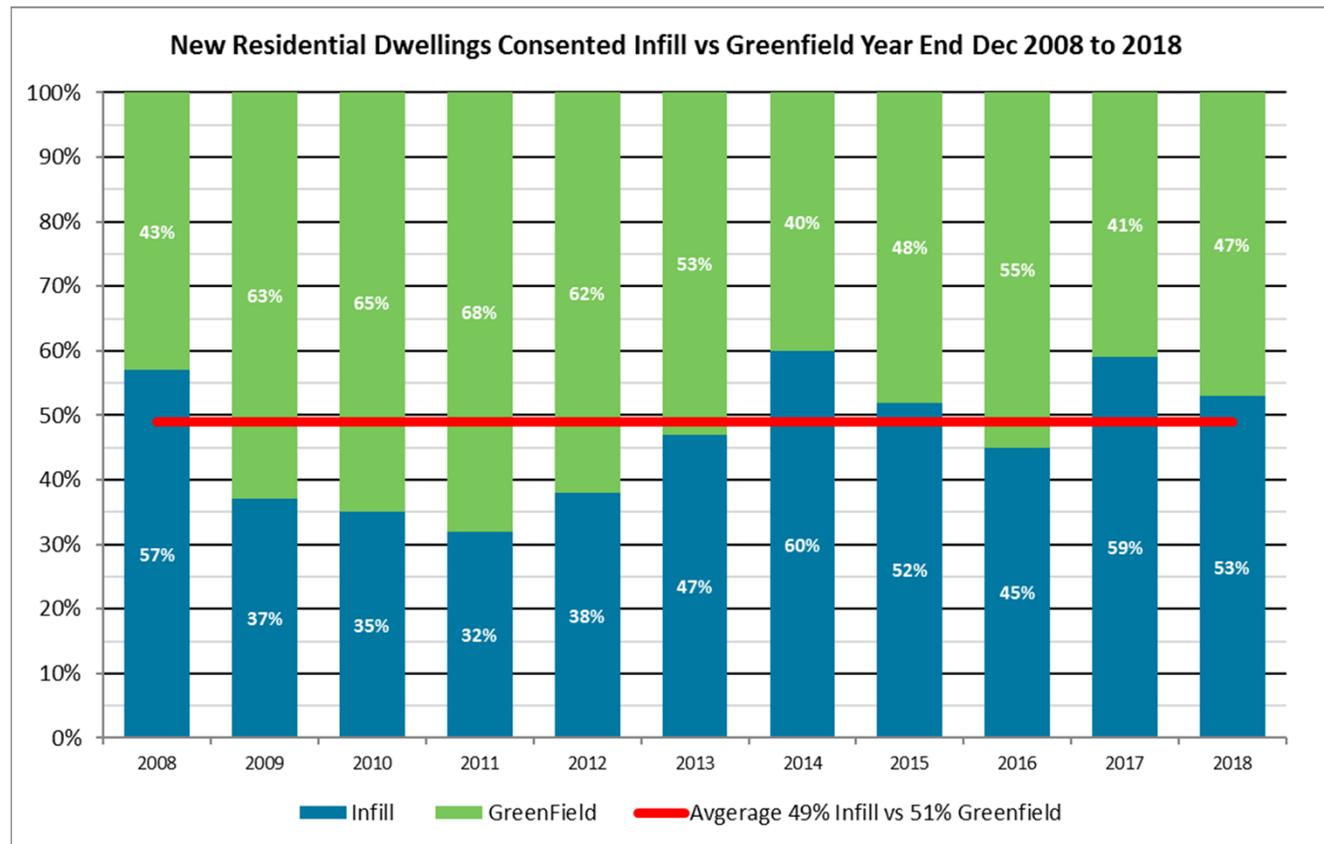
7 Vialou Street  
City Centre Zone  
Site Area 1457 m<sup>2</sup>  
13 Apartments and 1 'dwelling' = 96 units/ha  
Apartment sizes range from 90 – 95 m<sup>2</sup>  
Granted **2015**

# Building Typologies: Apartments in the Business zone

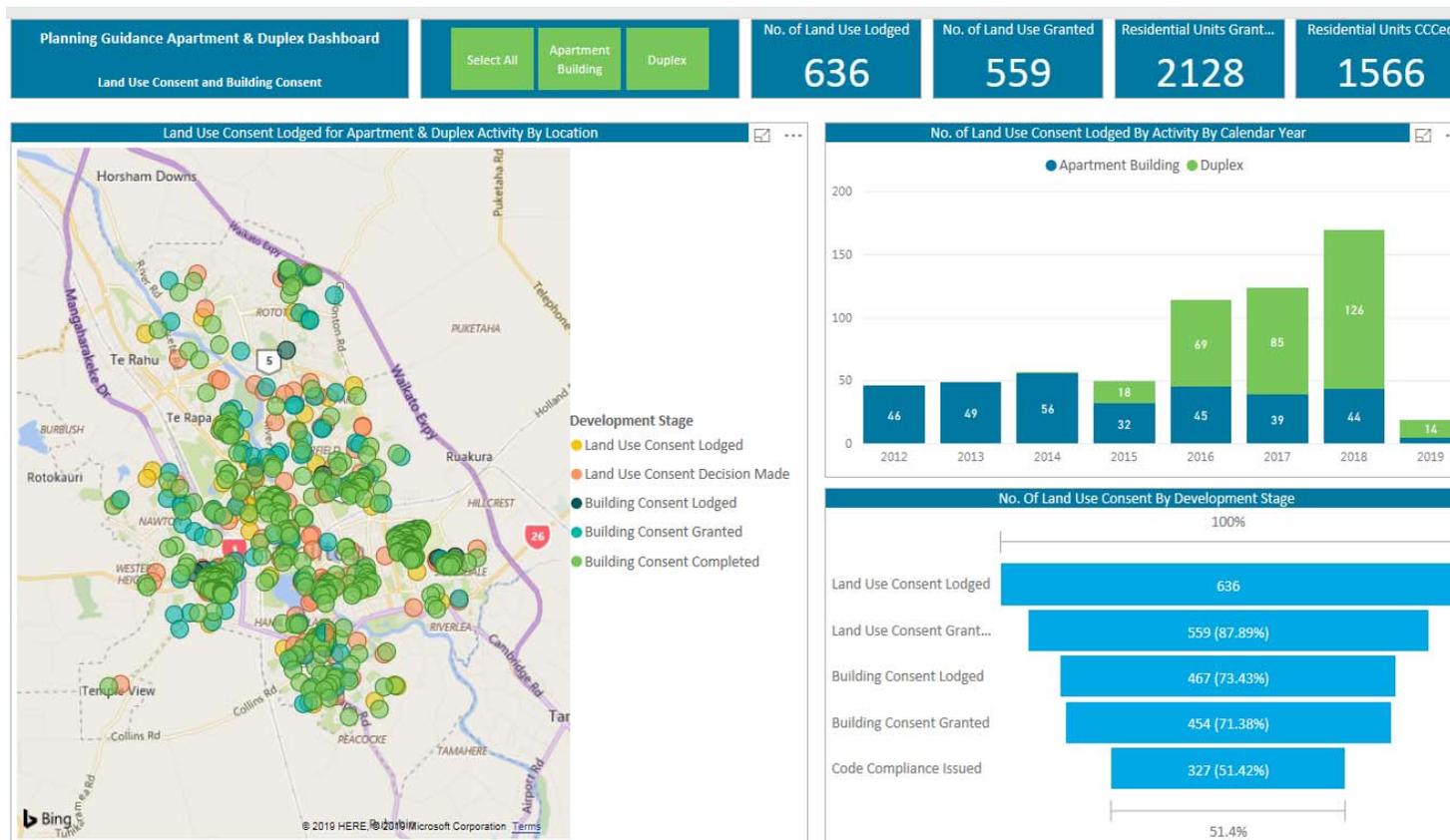


129 Tristram Street  
City Centre Zone  
Site Area 865 m<sup>2</sup>  
5 Apartments = 57 units/ha  
Apartment size 160m<sup>2</sup>  
Granted **2016**

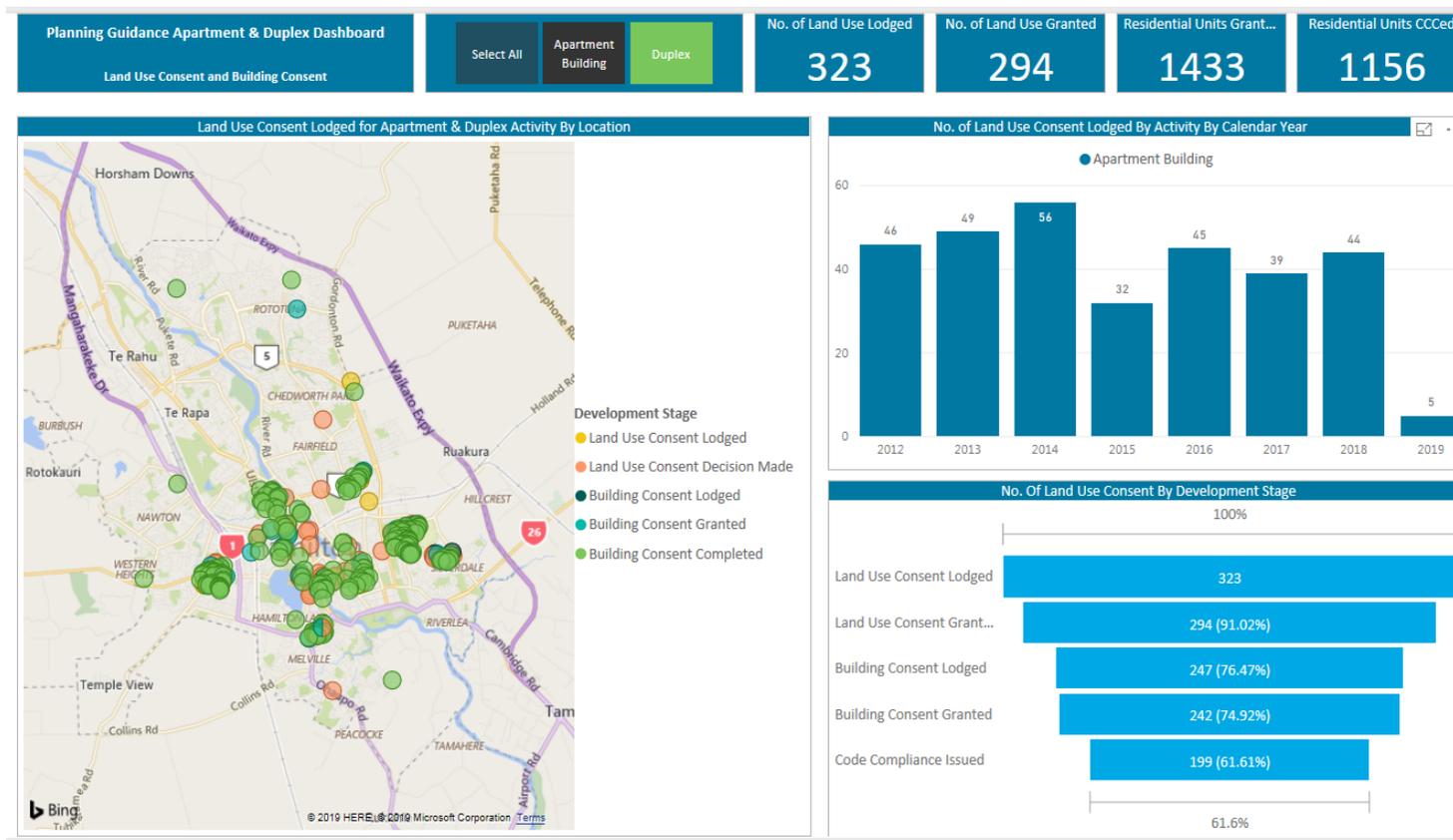
# Trends – infill v greenfield



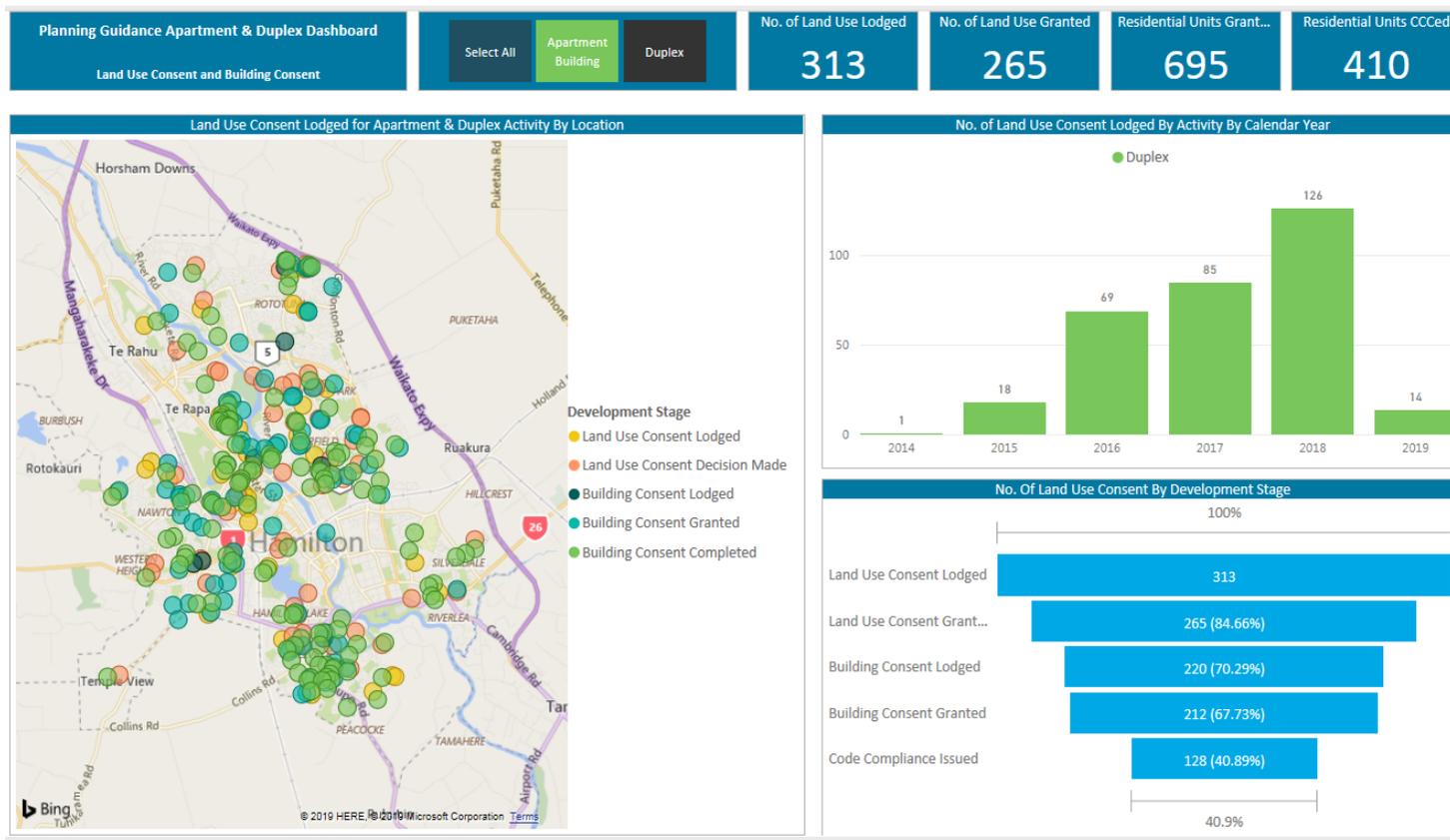
# Where is apartments and duplex development occurring?



# Apartments



# Duplex



# What feedback are we getting?

- Positive Feedback – range of typologies, living environments, price points and development potential for ones section!
- ‘Other observations’ been made – NIMBY, character change, streetscape impacts i.e. vehicular related, stormwater (increase in impermeable surfaces/earthworks etc.)

# Duplex development before



# Duplex development after



# High level benefits and costs for infill and intensification

Benefits	Costs
a compact city (FP, HUGS, RPS)	Potential for changes in the character of an area
Increased utilisation of public transport, parks, infrastructure	Increase in congestion and decreased levels of service
Encouraging mixed use and support of business nodes	Traffic impacts (parking)
Sustainability of land resource	Infrastructure capacity issues
Enhancement of streetscape through good urban design	Potential for on-site amenity issues
Regeneration of areas and buildings	

# Infrastructure, Open Space & Community Facilities

- Funded and unfunded projects
- 3 waters and transportation
- Park development
- Provision of community facilities

# Management of Infill and Intensification

- Good design and conditions of consent
- Identified locations in the DP are working
- DC revenue and remissions
- Resource consent outcomes
- Enforcement issues
- DP Monitoring

# Conclusion

- Infill and Intensification is not a new concept
- Densities for some typologies have remained similar over past 35 years
- Hamilton continues to be a compact city
- Key to good outcomes:
  - Good design & amenity
  - DC revenue
  - Anticipation and provision of infrastructure needs