

## Elected Member Briefing – 18 October 2017

*Starts at 9.30am – timings will be flexible on the day*

Topic	Brief Description	HCC Contact / Presenter(s)
Infill and Intensification	Seeking direction around what EMs would like covered in 'Helicopter View' prior to the October Growth and Infrastructure Committee Meeting.	Luke O'Dwyer Fraser McNutt Alice Morris
<b>Session Ends</b>		

# Elected Member Briefing – Infill and Intensification

➤ 18 October 2017



# 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?

- Maximises 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
  - 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

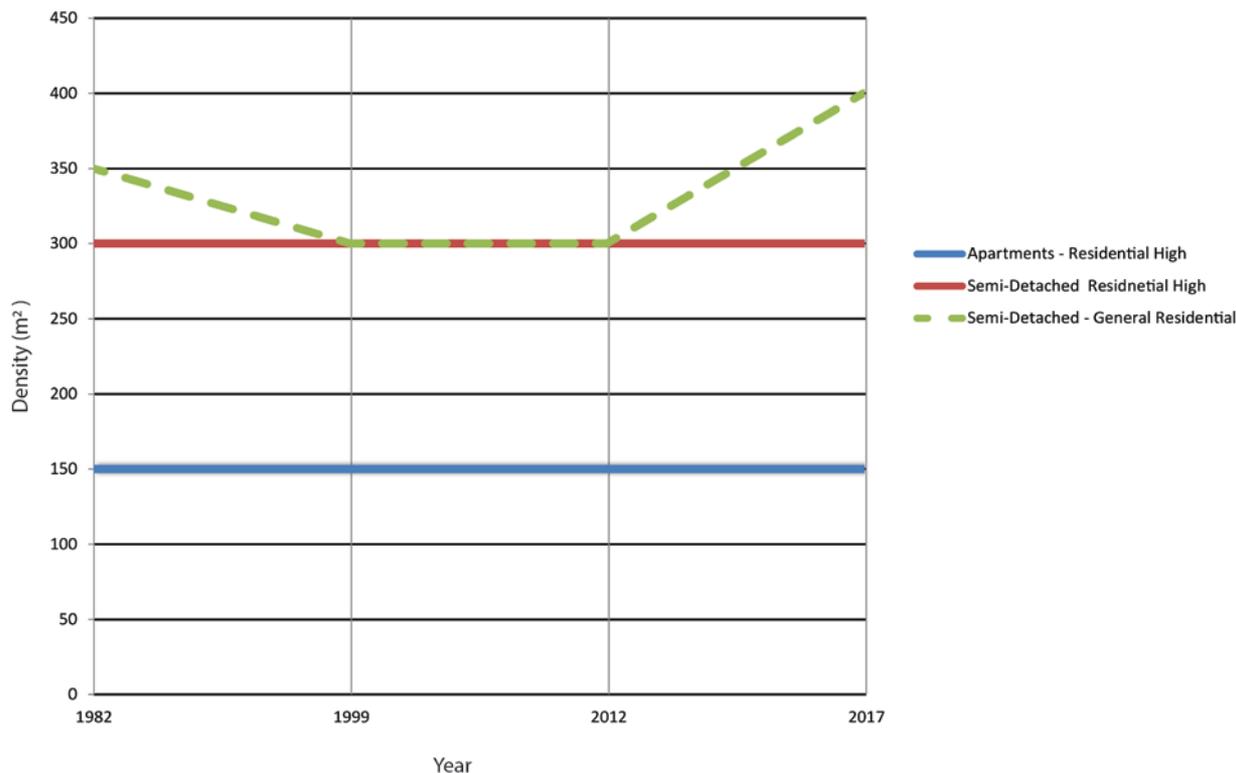
# The “evolution” of infill and intensification in Hamilton

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

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

During 1982 to 2017 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

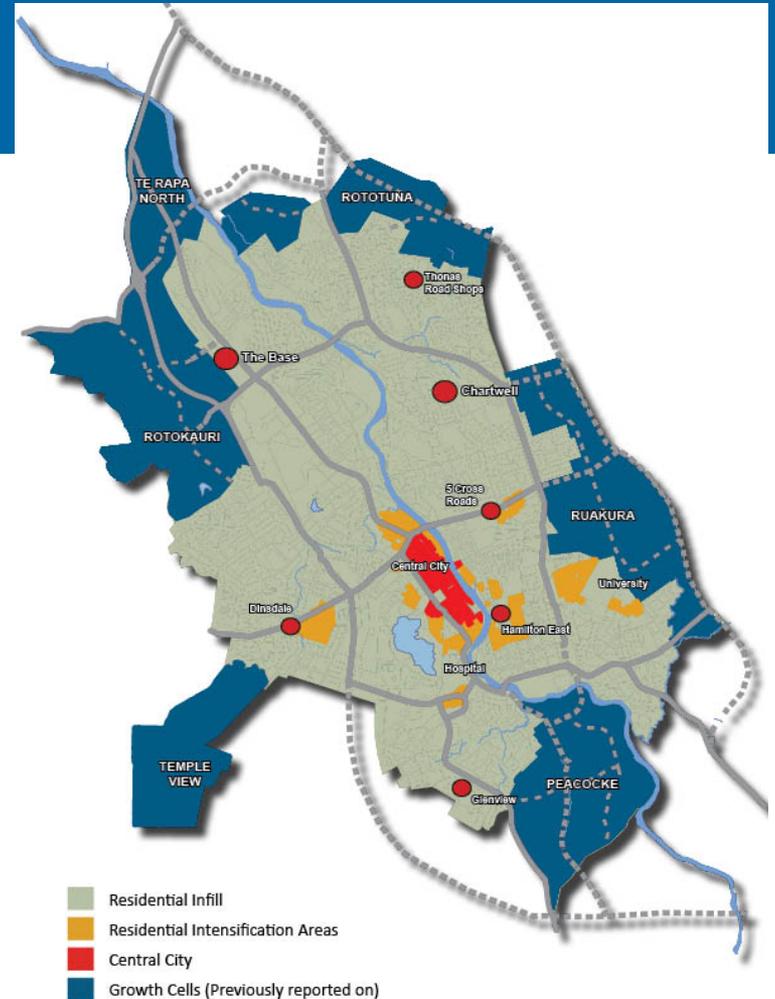
Provides numerous development opportunities in residential:

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



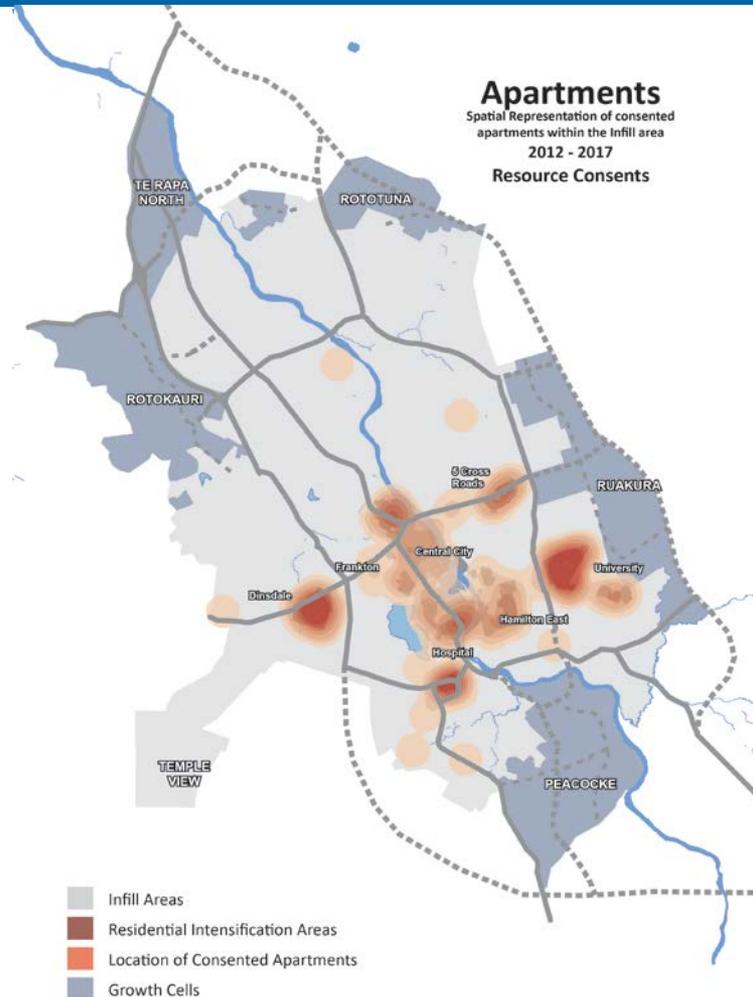
7 Vialou Street  
City Centre Zone  
Site Area 1457 m<sup>2</sup>  
13 Apartments and 1 'dwelling' = 96 units/ha  
Apartment sizes range from 90 – 95 m<sup>2</sup>  
Granted **2015**

# Building Typologies: Apartments in the Business zone

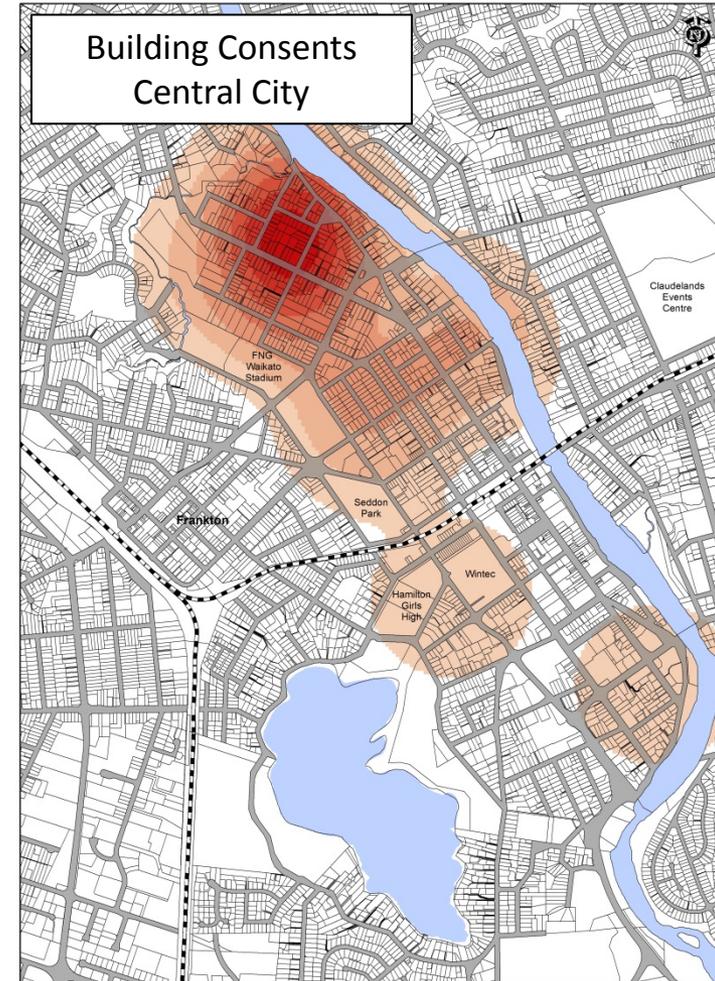
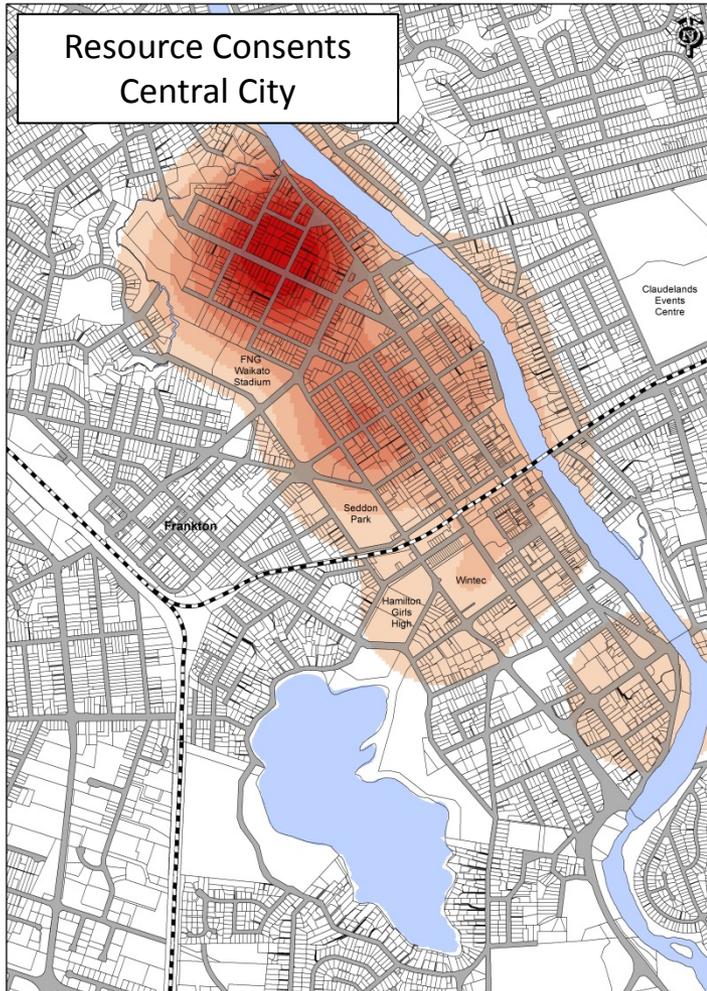


129 Tristram Street  
City Centre Zone  
Site Area 865 m<sup>2</sup>  
5 Apartments = 57 units/ha  
Apartment size 160m<sup>2</sup>  
Granted **2016**

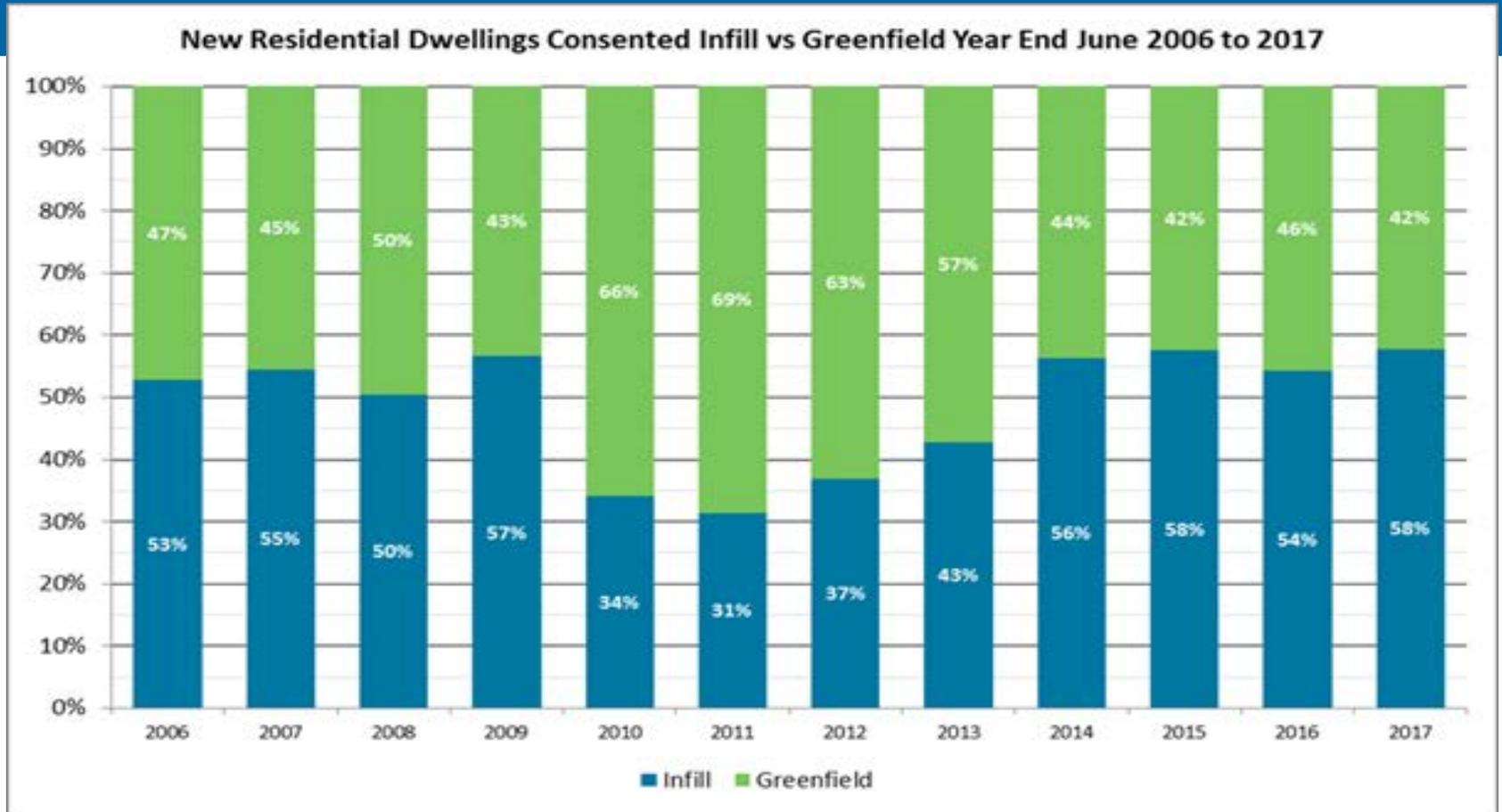
# Consented Locations



# Consented Locations CBD



# Trends – infill v greenfield



# Infill and Intensification trends for entire City by infill type



# 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