



ATTACHMENT 1 - Urban Design Package

Fast Track Application | 3 May 2024

B&A

Urban & Environmental



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6 May 2024

01

Site Address / Location

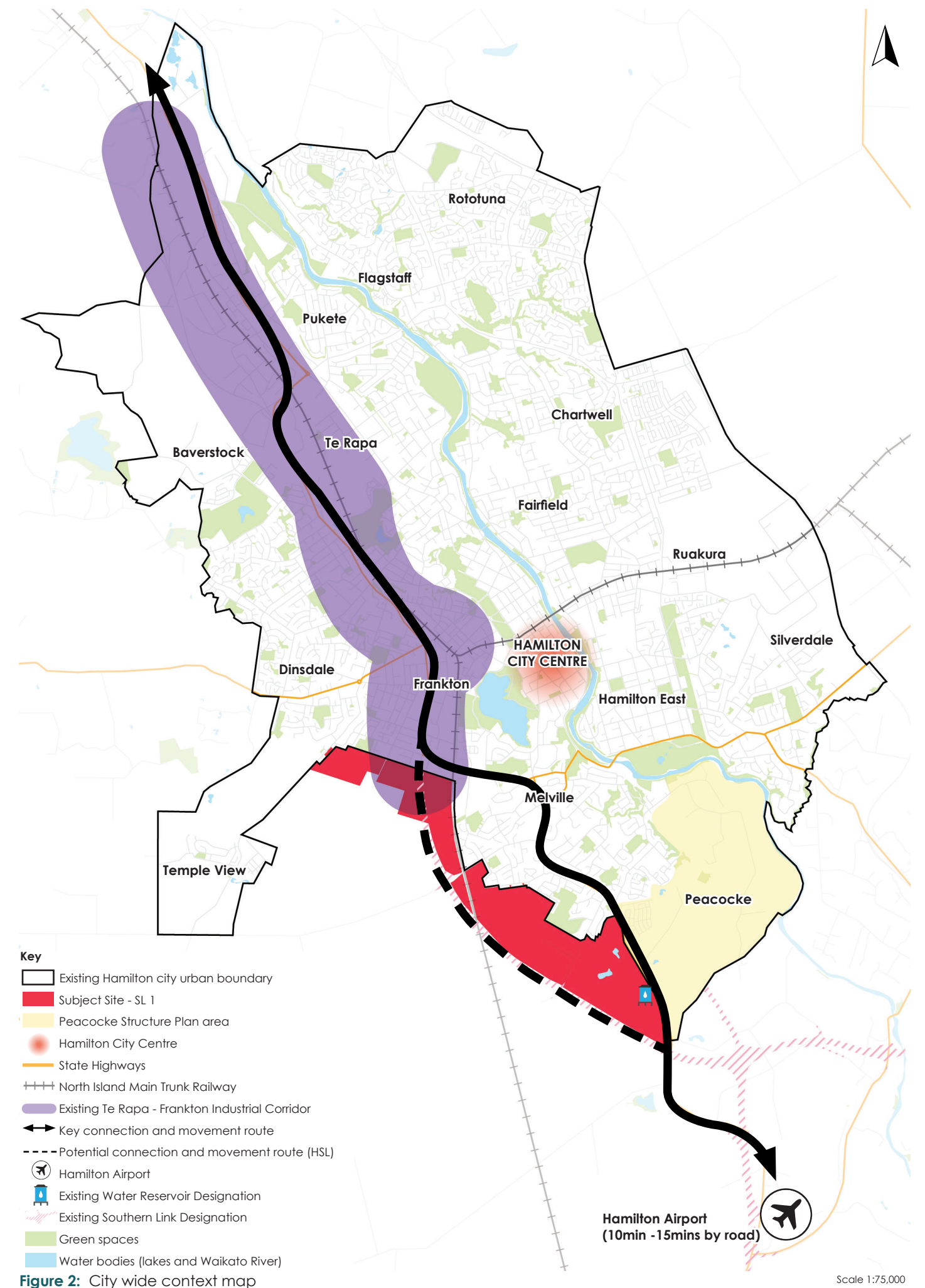
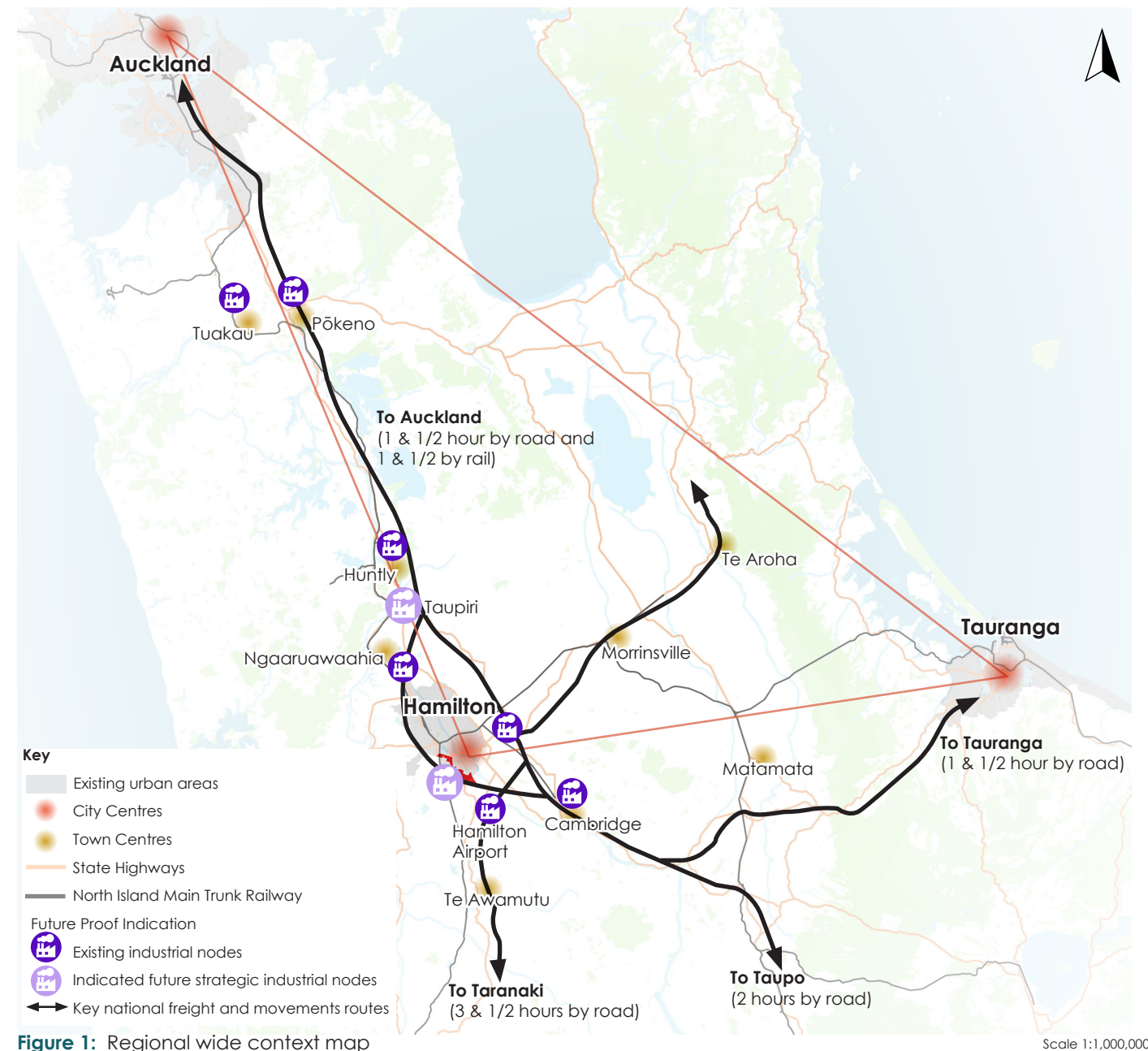
(SECTION 1: PROJECT LOCATION)

1.1 Regional and City-wide Context

The subject site (SL1) is situated within the Waipa District, and contiguous with Hamilton City Council's southern boundary to the south-west. Located approximately 3 - 4 km south west of Hamilton City Centre, the site stretches from south Frankton to the south western edge of the Peacockes Structure Plan area (Plan Change 5).

SL1 is partially bound by State Highway 3 (SH3) to the south east the North Island Main Trunk Rail to the north east and the Hamilton Southern Links designation (HSL) to the west.

This land is formally identified as 'Southern Links 1' (SL1), and as of August 2022, was identified by Hamilton City Council (HCC) as one of the 'Emerging Areas'.



1.2 Site Location

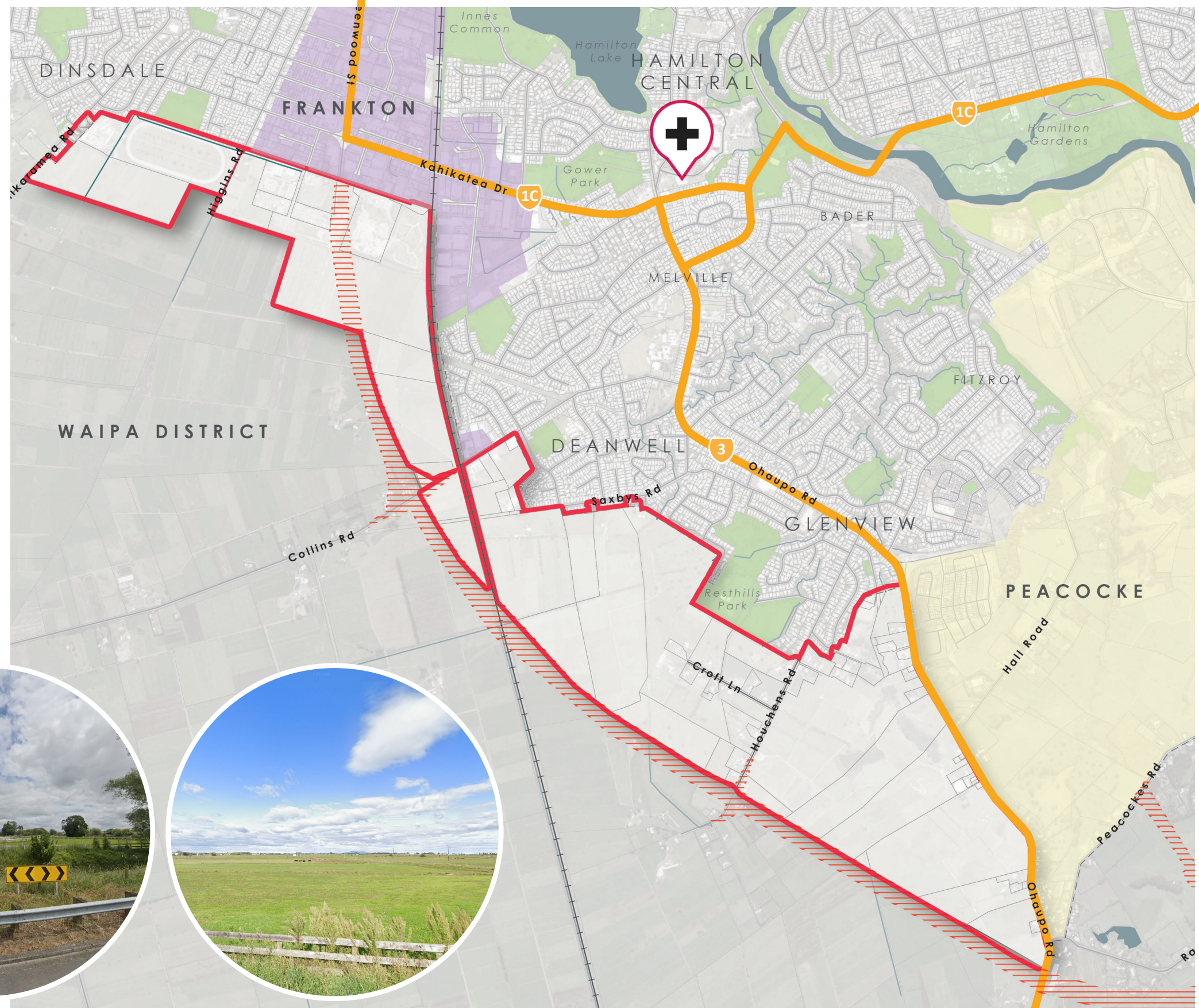
The site is approximately 440 ha in size. It is situated between the established Hamilton suburbs of Dinsdale, Frankton, Deanwell and Glenview to the northeast, and rural land within Waipa to the southwest. The site is currently zoned rural under the Waipa District Plan and comprises of lots in pasture, rural lifestyle, equine industry and peri-industrial use.

The Hamilton Airport is located approximately 4.5 km south-east the site and is accessible from Ohaupo Road/SH3. The site is well connected to the existing Frankton industrial activities to north and through State Highway 1c (SH1c) are also connected to the industrial area of Te Rapa further north. Waikato Hospital is also located approximately 3km to the north.

SL1 is split into two distinct parts due to the North Island Main Trunk Rail line (NIMTR), the Collins Road arterial and the Southern Links designation.



Figure 3: Indicative Concept Plan
Scale 1:25,000



To Hamilton Airport
(approx 4.5km)

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Project Summary

(SECTION 2: PROJECT DETAILS)

2.1 SL1 CONCEPT PLAN

SL1 is an extensive area of land that comprises of future industrial and residential development potential. The full **SL1 Concept Plan - Background/ Analysis** can be found in **Appendix One**.

The site has two distinct parts known as the 'Northern block' and 'southern block.' Divided by Collins Road, the southern block comprises of residential development potential, while the northern block is proposed as a mix of residential and industrial land (divided by Higgins Road).

PROJECT DETAILS

This project seeks to give effect through consent applications for the first stages:

- Residential Stage 1
- Industrial Stage 1

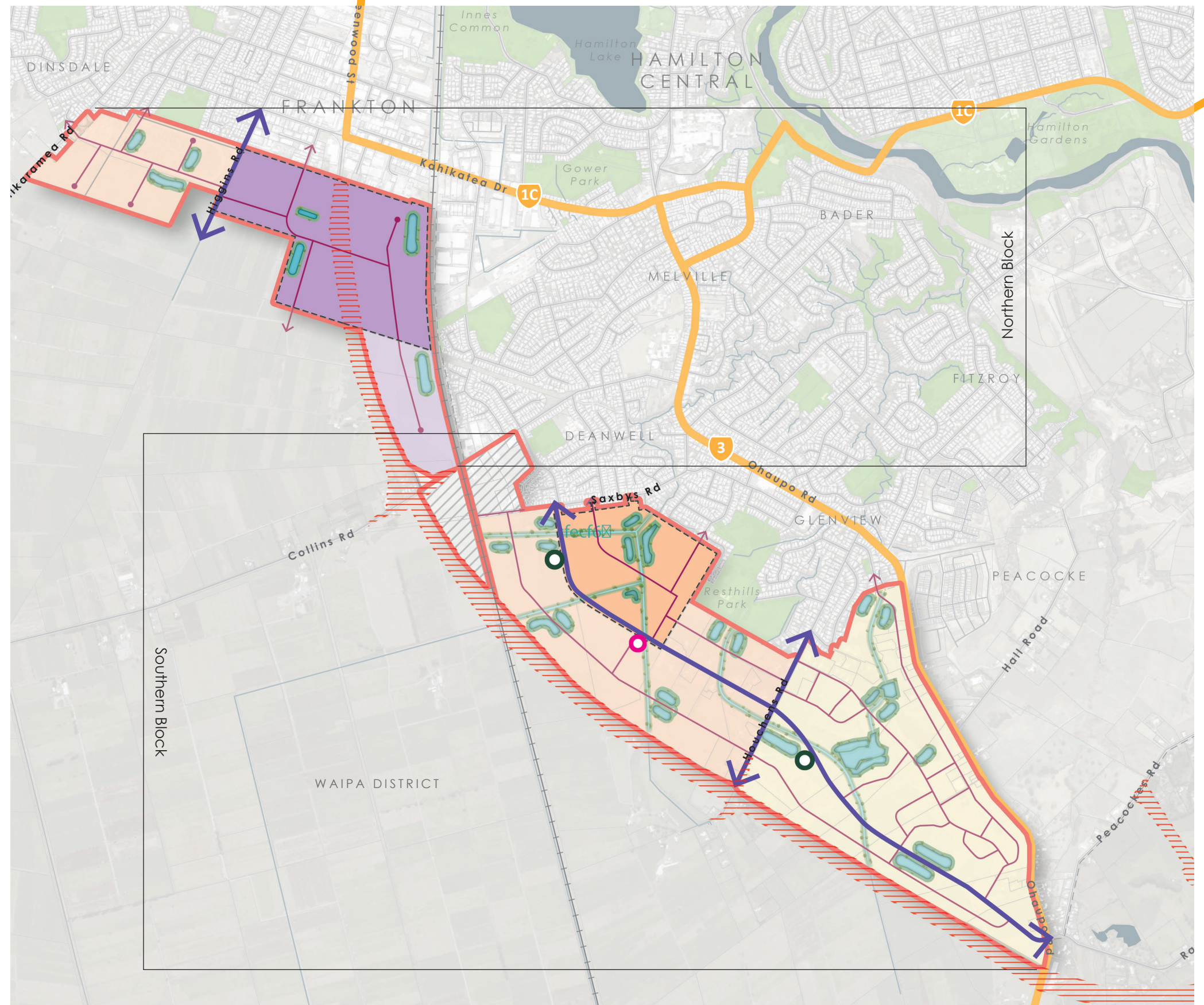
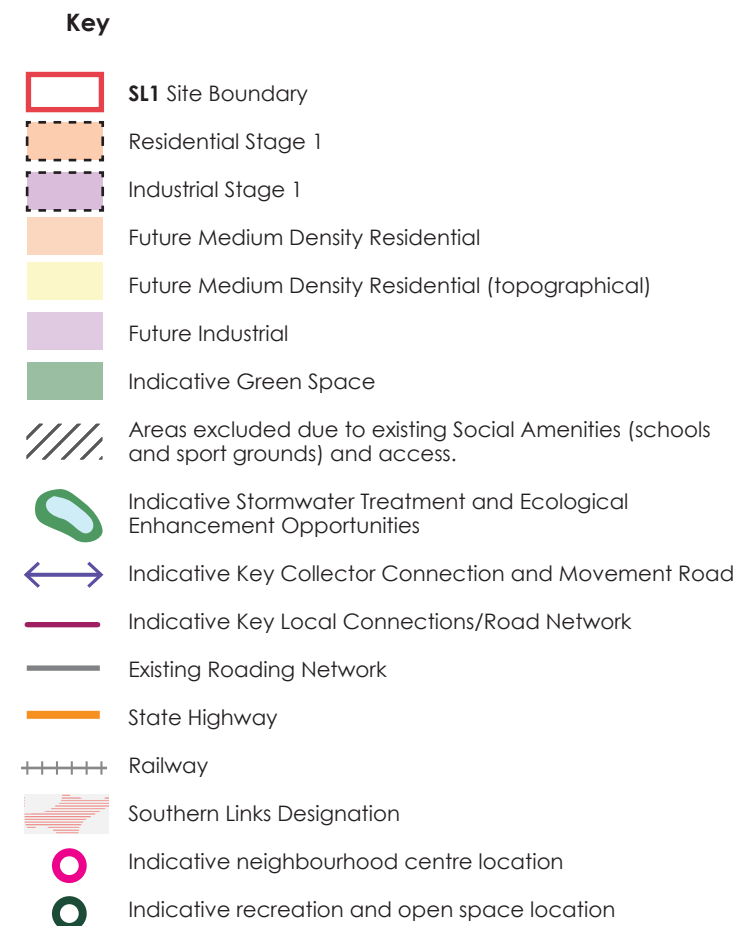


Figure 4: Indicative Concept Plan
Scale 1:25,000

03

Project Staging

(SECTION 2: PROJECT DETAILS)

3.1 Full Staging Plan

SL1 has been divided into four key stages (Industrial Stage 1, and Residential Stage 1, 2 & 3) as well as identified proposed future stages. This has been informed by records of title, lot parcels development potential, high level transport and infrastructure analysis.

As noted previously, this project seeks to give effect to Residential Stage 1 and Industrial Stage 1.

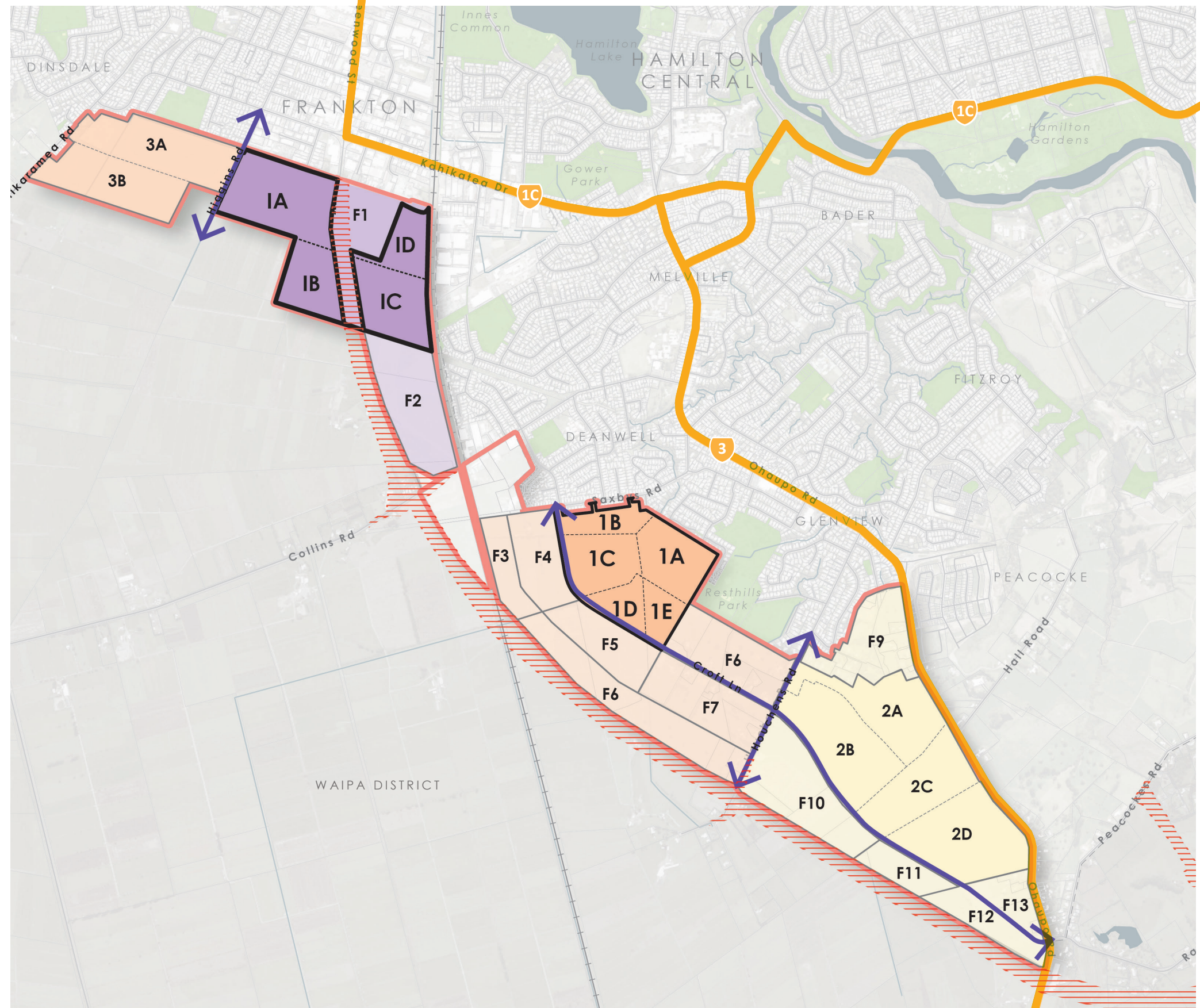
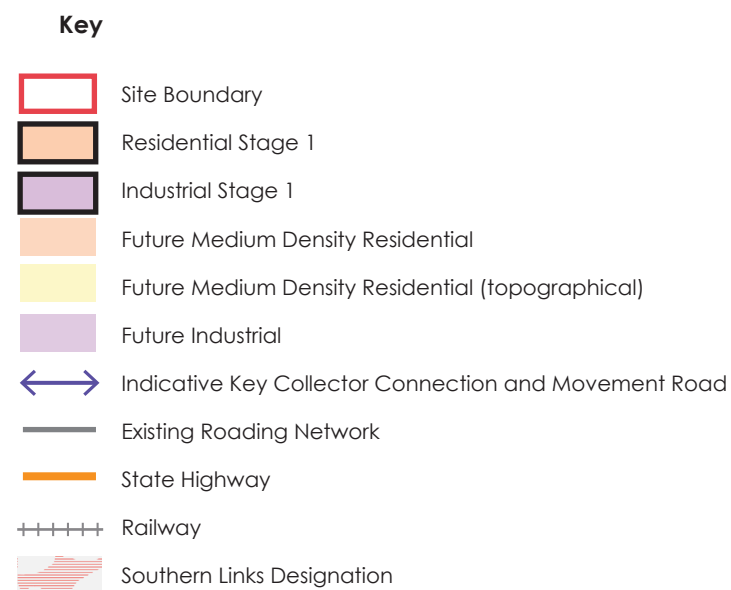


Figure 5: Full Staging Plan
Scale 1:25,000

3.2 Indicative Transport Trigger Plan

Estimated Timeline

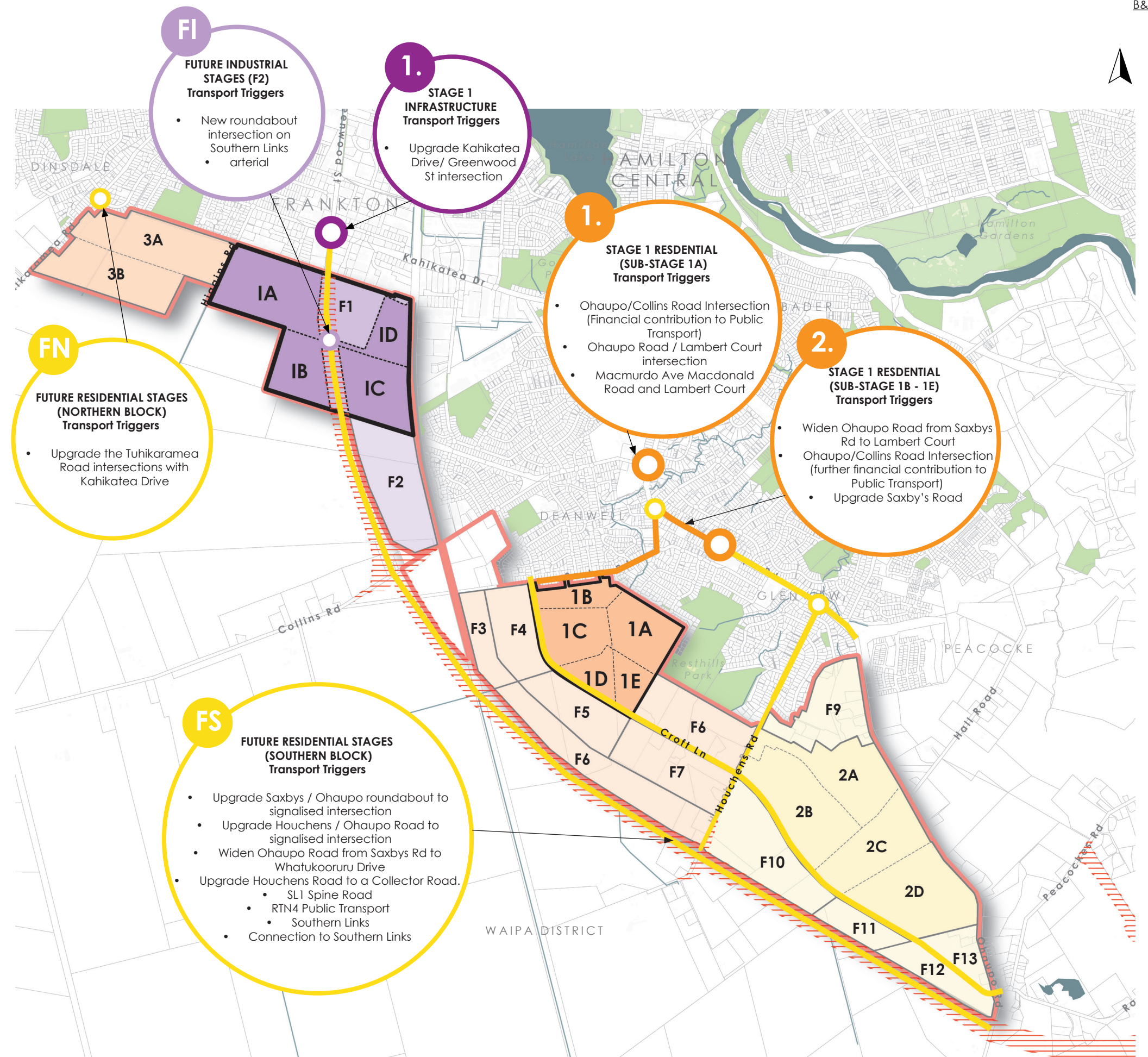
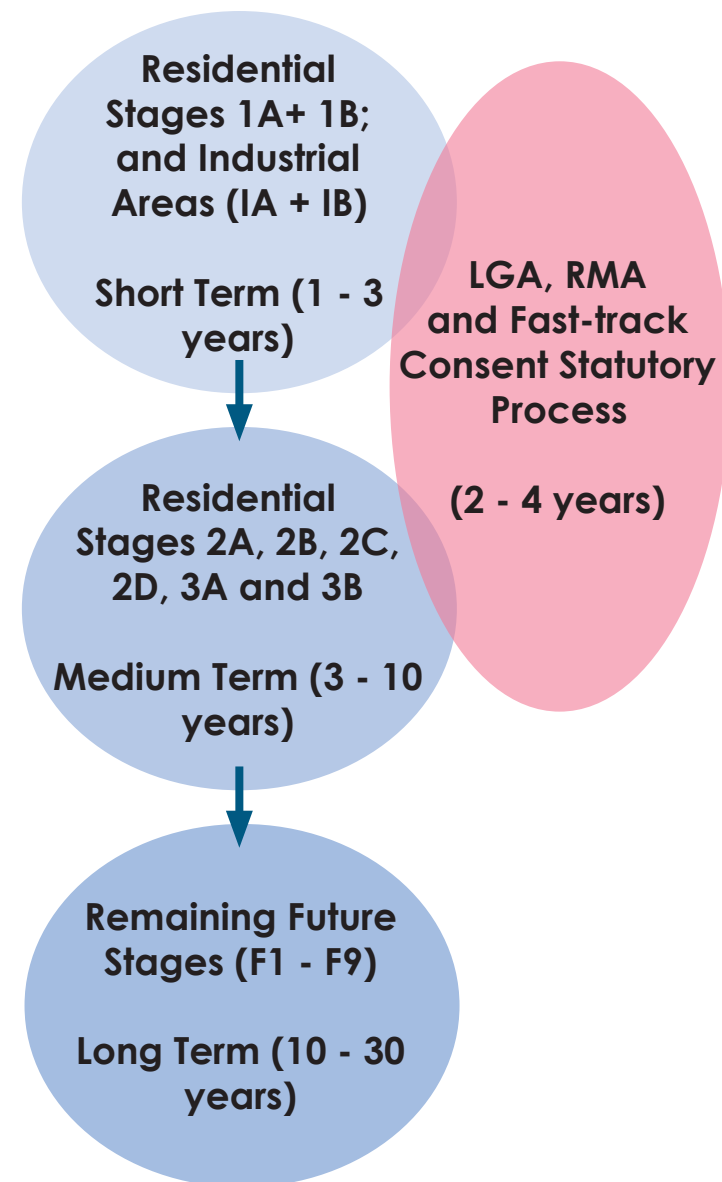


Figure 6: Transport Trigger Plan
Scale 1:25,000

3.3 Indicative Infrastructure Trigger Plan

Estimated Timeline

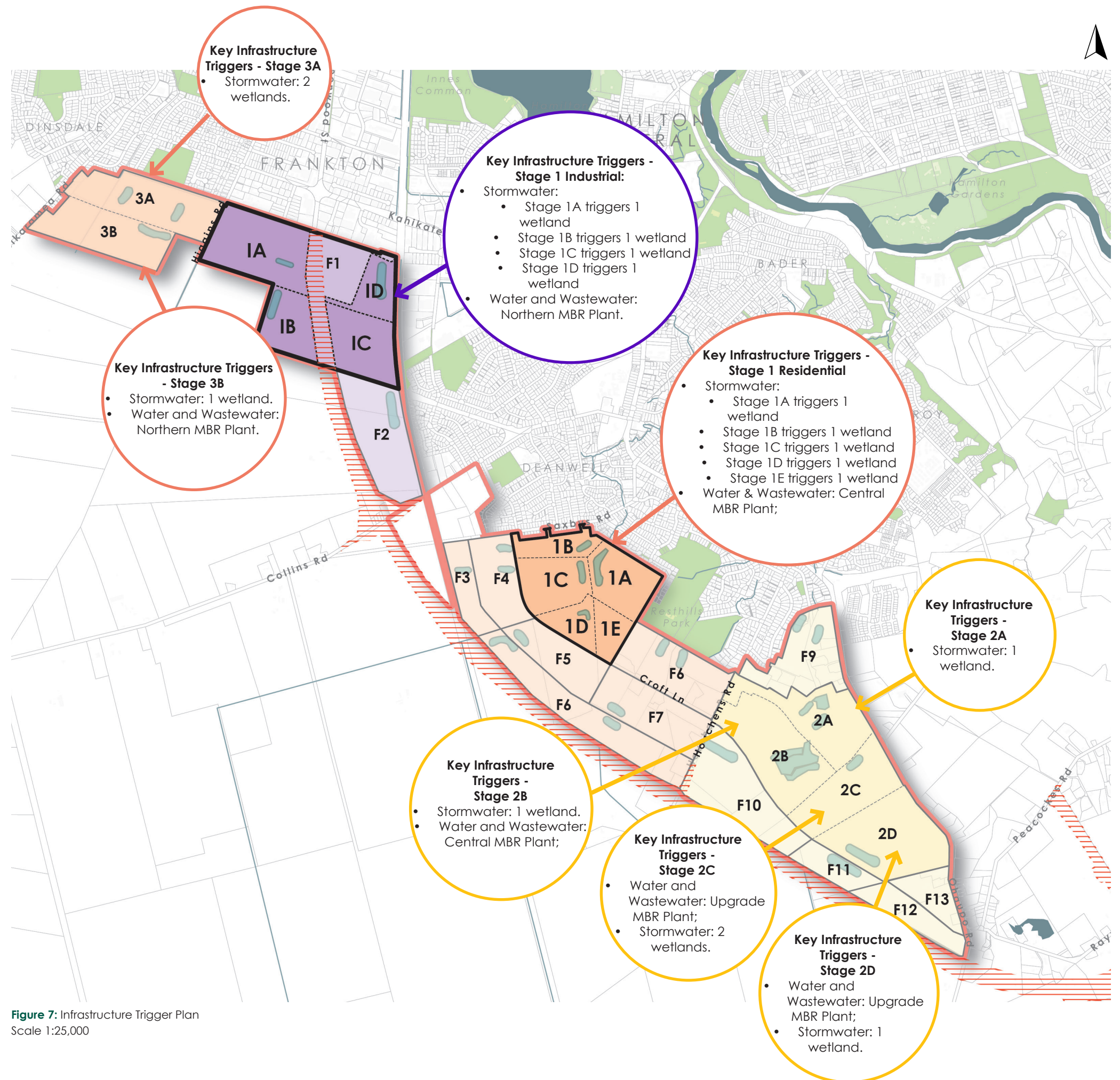
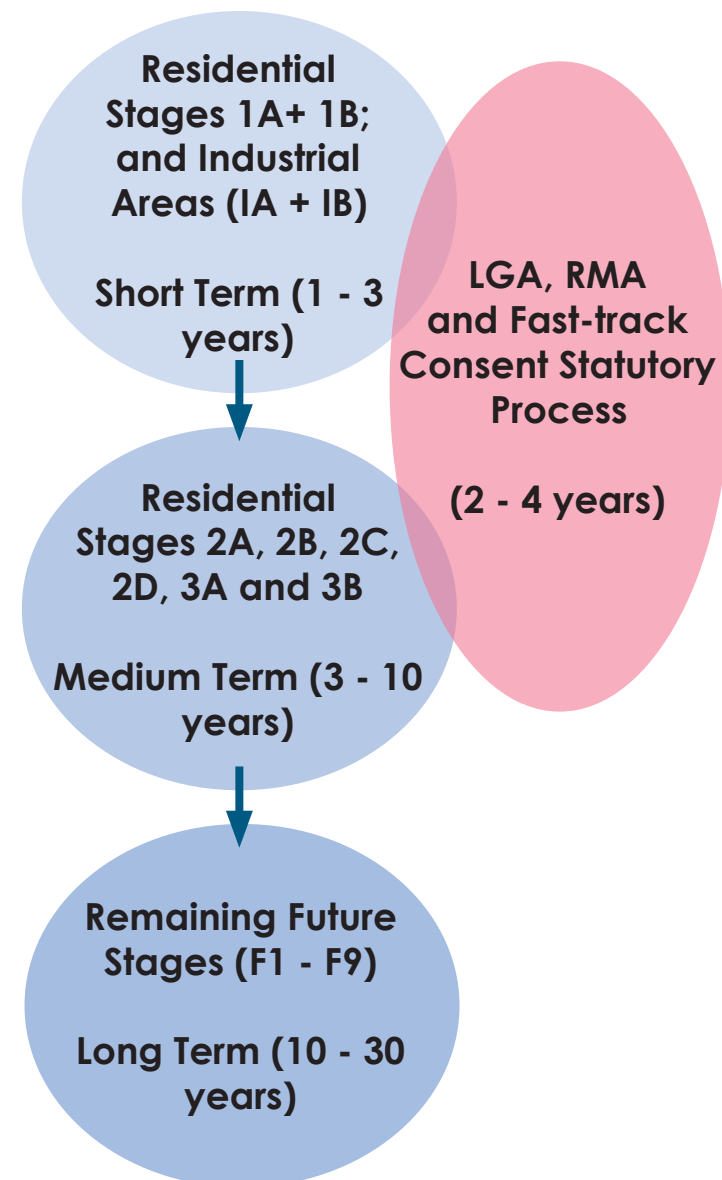


Figure 7: Infrastructure Trigger Plan
 Scale 1:25,000

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RESIDENTIAL STAGE 1

(SECTION 2: PROJECT DETAILS)

4.1 RESIDENTIAL DEVELOPMENT METRIC

RESIDENTIAL DEVELOPMENT METRICS			
Sub Stages	Block	Ave. Density (sqm per lot)	Estimated Yield (per block)
1A	1	300m ²	22
	2	300m ²	24
	3	200m ²	34
	4 - 9	200m ²	40
	10	200m ²	20
1B	11	200m ²	12
	12	300m ²	14
	13	300m ²	22
	14	200m ²	26
	15	200m ²	32
1C	16 & 17	200m ²	40
	18	250m ²	30
	19	200m ²	18
	20	250m ²	25
	21	200m ²	40
	22	200m ²	30
	23	200m ²	50
	24	200m ²	48
1D	25 & 26	200m ²	24
	27	250m ²	50
1E	28	250m ²	24
	29 & 30	200m ²	24
	31	200m ²	16
	32	200m ²	34
	33	200m ²	22
	34	200m ²	20
GRAND TOTAL (STAGE 1)			1,035
NET DENSITY			46 units per ha

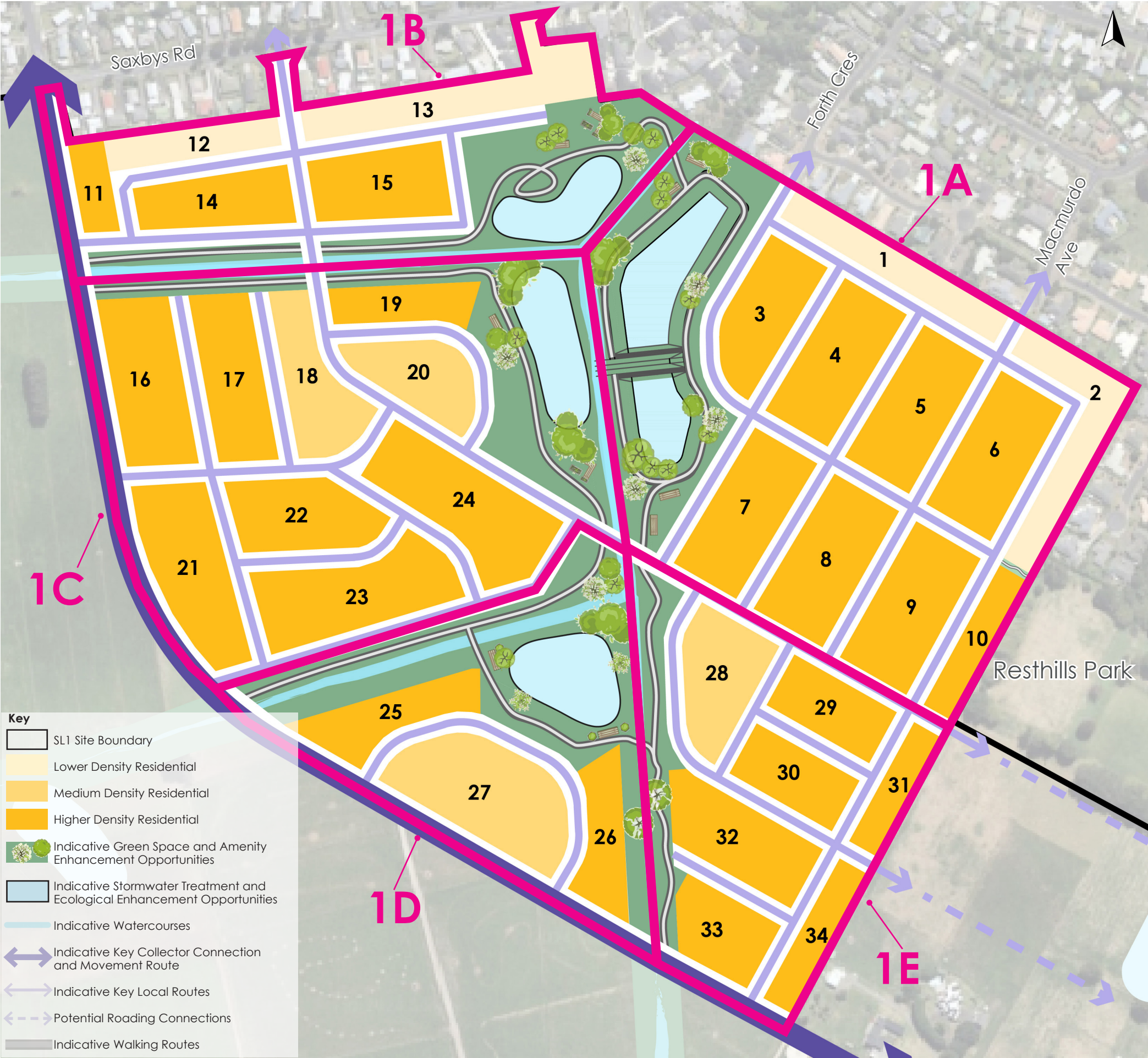


Figure 8: Indicative Residential Development Metric
Scale 1:3,500

4.2 RESIDENTIAL MOVEMENTS HIERACHY PLAN



Figure 9: Indicative Residential Movement Hierarchy Plan
Scale 1:3,500

4.3 RESIDENTIAL ACTIVE MODE MOVEMENT PLAN

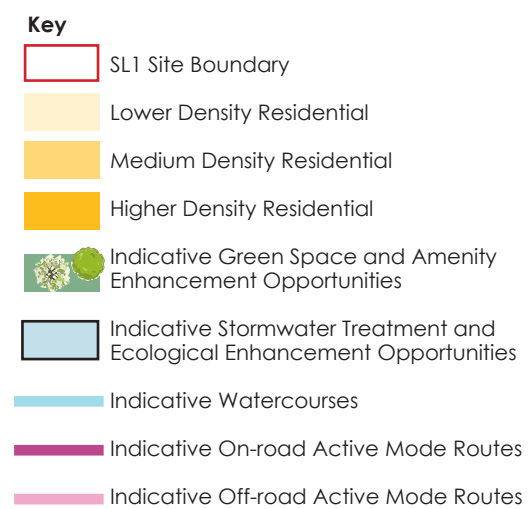


Figure 10: Indicative Residential Masterplan Development
Scale 1:3,500

4.4 RESIDENTIAL INDICATIVE MASTERPLAN



Figure 11: Indicative Residential Masterplan Development
Scale 1:3,500

05

INDUSTRIAL STAGE 1

(SECTION 2: PROJECT DETAILS)

5.1 INDUSTRIAL DEVELOPMENT METRICS

INDUSTRIAL DEVELOPMENT METRICS		
Sub Stages	Gross Area (hectares)	Developable Land / Super-blocks (hectares)
IA	24.2ha	19.9ha
IB	12.4ha	9.5ha
1C	16.5ha	15.6ha
1D	8.5ha	4.7ha
GRAND TOTAL (STAGE I)	61.6ha	49.7ha (80.6%)

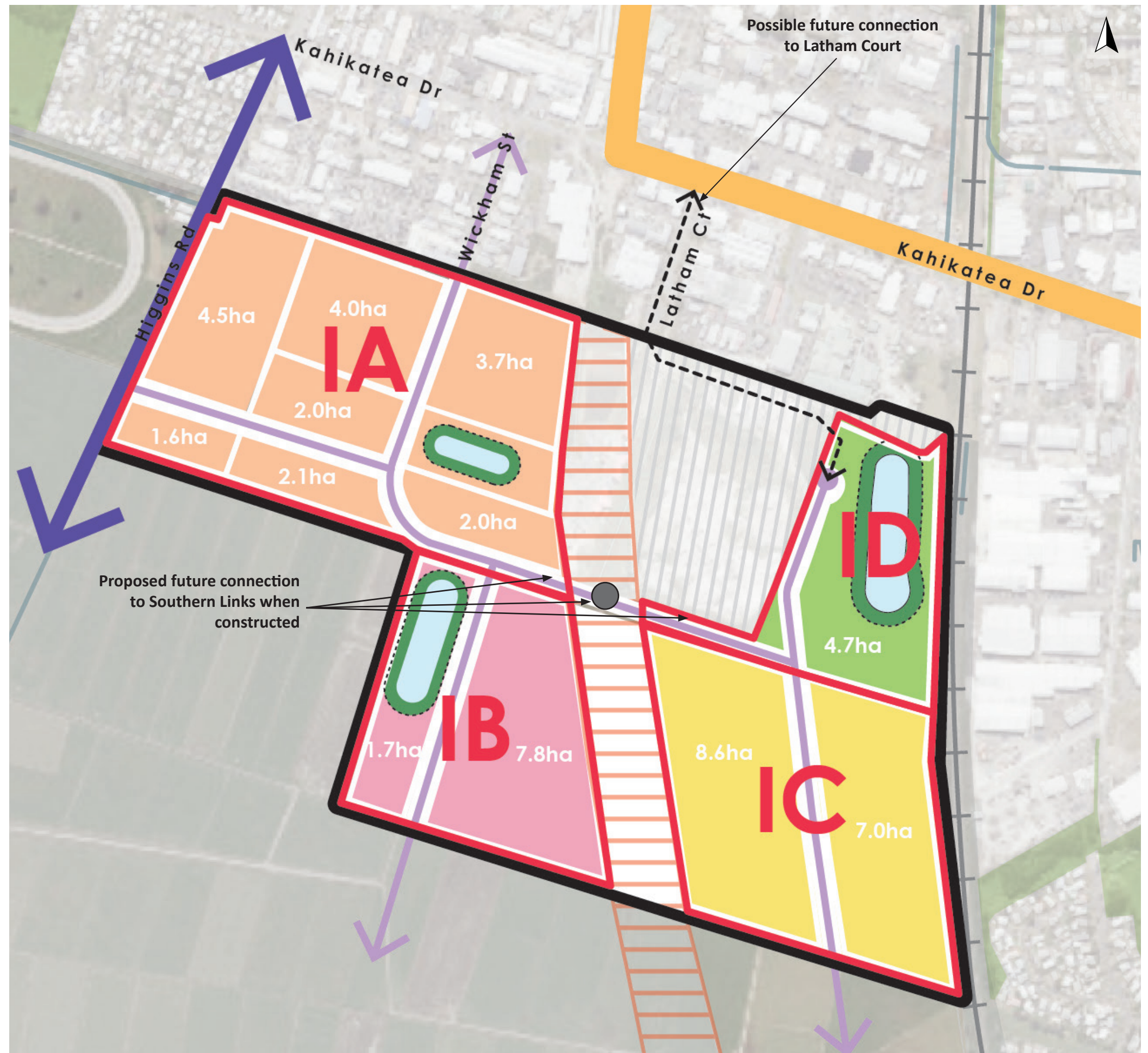


Figure 12: Indicative Industrial Staging Plan
Scale 1:6,000