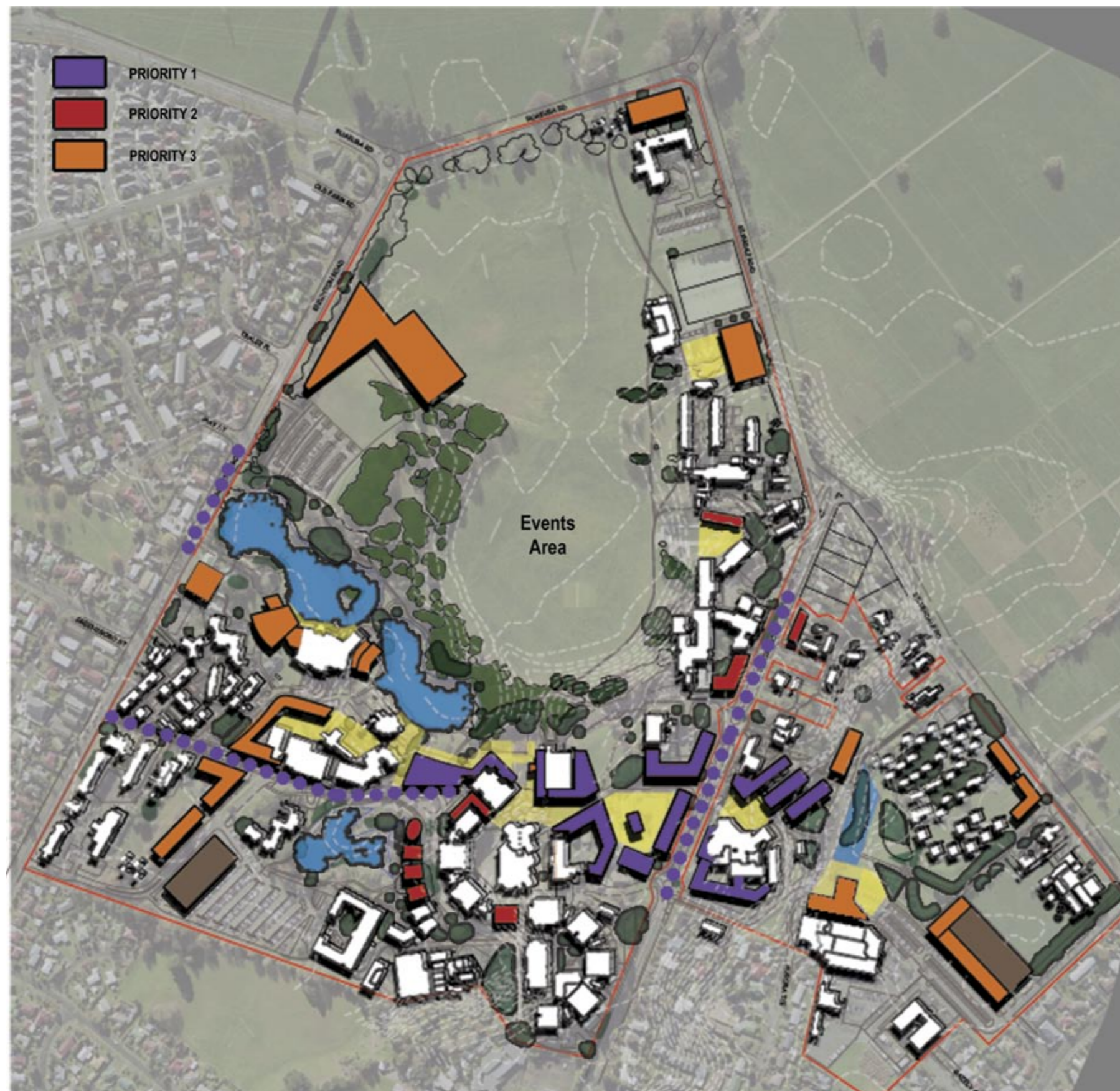


7.1 Priority Development

To ensure a compact and concentrated campus, development should, if appropriate, be located in accordance with the priorities as illustrated.

Priority 1 development is characterised by the following locational criteria:

- in the central core area
- fronting Hillcrest Road
- fronting a main pedestrian route



Priority Building Plan

1: 5000 @ A3



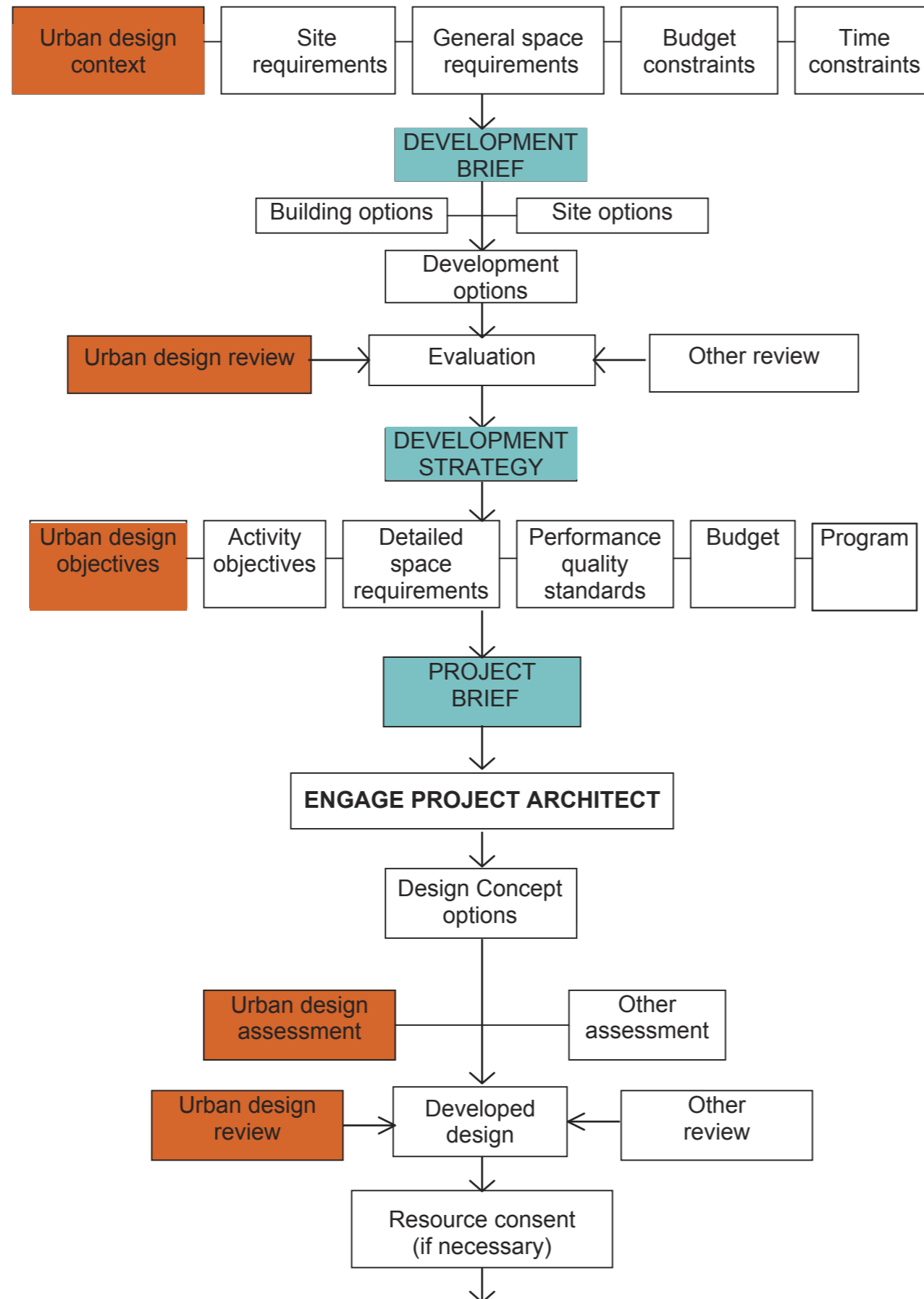
7.2 Urban Design Review

To ensure high urban design standards and integrated campus design, all development proposals shall be subject to an internal urban design review process, in the context of this Campus Development Plan, as illustrated.

7.3 Resource Consent Process

Once this Concept Plan has been granted resource consent approval by Hamilton City Council, all development in conformity with it and with the provisions of the Major Facilities Zone of the Hamilton District Plan will be deemed to have resource consent.

Any development not in general conformity with the Concept Plan or with the Major Facilities Zone provisions will require separate resource consent approval from Hamilton City Council.



Project Definition and Urban Design Review

7.4 Partnership Opportunities

Public streets adjoining the campus are in effect extensions of the University environment. In particular, Hillcrest Road requires re-design as the “main street” of the campus. The University will combine with Hamilton City Council in the on-going management and environmental upgrade of these streets.

The University and St. Johns College share a long common boundary. Opportunities exist to integrate the two campuses in terms of pedestrian access, outlook, landscape development and bus transport facilities.

Access to and from the campus by passenger transport will become increasingly important. The whole campus should be accessible by bus transport and the University will work with the bus transport operators to improve efficiency, convenience and safety of bus transport.

The University began as a relatively isolated campus on the edge of Hamilton City. In today’s world, the University is conscious of the need to bring the city into the campus. The campus is already home to several non-University institutions that benefit from a campus location. These precedents could be extended to a range of non-University residential and commercial activities to achieve a vibrant, mixed-use, sustainable campus environment as an integral part of the city.

The inevitable future urbanisation of the Ruakura area adjoining the campus north of Ruakura Road and east of Silverdale Road will generate significant desirable development opportunities for the campus. These can be realised through joint-venture partnerships between industry and University of Waikato / Tainui.

Development on campus that is not University related will require separate resource consent from Hamilton City Council or a change to the Hamilton District Plan, as the current Major Facilities Zone does not contemplate non-University development on the campus.

REFERENCES

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3. University of Waikato: Strategic Plan 2006-2008 (Consultation draft 3 April 2006).
4. The New Zealand Urban Design Protocol, Ministry for the Environment, 2005.
5. Hamilton City Proposed District Plan (References Version) November 2001.
6. CityScope, Hamilton City Council, December 2005.
7. Vista, Hamilton City Design Guide (undated)