

Further Submission on Plan Change 5 – Peacocke Structure Plan on the Hamilton City Plan by Kāinga Ora – Homes and Communities

Clause 8 of Schedule 1 to the Resource Management Act 1991

TO: Freepost 17218

Hamilton City Council

Private Bag 3010

Hamilton 3240

Attn: Plan Change 5 Further Submission

Further submission sent via email: haveyoursay@hcc.govt.nz

1. **Kāinga Ora – Homes and Communities (“Kāinga Ora”)** makes this further submission on Plan Change 5 – Peacocke Structure Plan (“PC5”) in support of/in opposition to original submissions to PC5.
2. Kāinga Ora makes this further submission in respect of submissions by third parties to the Proposed Plan Change provisions to the extent that they directly affect the relief sought in its own submission, which seeks specific amendments to PC5 to, amongst a number of matters stated in its original submission, enable the Peacocke Precinct to give effect to the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 and the National Policy Statement for Urban Development 2020, achieve densities that satisfy the updated Future Proof Strategy targets and promote healthy, sustainable, high quality urban communities.
3. Kāinga Ora submits the following in reference to the Summary of Submissions by Hamilton City Council:
 - (a) In the case of the Original Submissions that are opposed:
 - (i) The Original Submissions do not promote the sustainable management of natural and physical resources and are otherwise inconsistent with

the purpose and principles of the Resource Management Act 1991 (“**RMA**”);

- (ii) The relief sought in the Original Submissions is not the most appropriate in terms of section 32 of the RMA;
 - (iii) Rejecting the relief sought in the Original Submissions opposed would more fully serve the statutory purpose than would implementing that relief; and
 - (iv) The Original Submissions are inconsistent with the policy intent of Kāinga Ora’s submission.
- (b) In the case of Original Submissions that are supported:
- (i) The Original Submissions promote the sustainable management of natural and physical resources and are consistent with the purpose and principles of the RMA and with section 32 of the RMA;
 - (ii) The reasons set out in the Original Submissions to the extent that they are consistent with Kāinga Ora’s submission; and
 - (iii) Allowing the relief sought in the Original Submissions supported would more fully serve the statutory purpose than would disallowing that relief.
- (c) Such additional reasons (if any) in respect of each of the Original Submissions supported or opposed as are set out in the **attached** Schedule.
4. The specific relief in respect of each Original Submission that is supported or opposed is set out in the **attached** Schedule derived from Hamilton City Council’s ‘Summary of Decisions Requested’. Of particular relevance to Kāinga Ora’s further submission:
- (a) Kāinga Ora supports any provisions relating to bat protection that are consistent with the Weston Lea Limited Environment Court decision¹.
 - (b) Kāinga Ora supports the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna while achieving well-designed high-density development. Further identification of Bat Habitat Areas

¹ Weston Lea & Ors v Hamilton City Council 20200831 (Interim Decision)

(and a corresponding reduction in developable land) will require a reconsideration of zoning to ensure that target densities are achieved.

5. Kāinga Ora wishes to be heard in support of its further submission.
6. If others make a similar submission, Kāinga Ora will consider presenting a joint case with them at a hearing.

DATED 16th March 2022

Kāinga Ora – Homes and Communities



Gurv Singh

Acting Manager – Development Planning

Urban Planning and Design

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Plan Change 5 - Peacocke Structure Plan							
Further submissions							
Sub #	Sub Point	Submitter name	Address for service	Relevant provision	Summary of submission	Kāinga Ora position	Kāinga Ora Reasons - Support / Oppose Submission
1	1.7	Glenview Club	louise@feathers.co.nz	DEV01-PSP 'Business Centres'	Remove size limit on the Neighbourhood Centres specified in Chapter 3A (page 27); specifically "providing approximately 2,600m ² GFA between them, ranging from 300m ² - 800m ² of GFA".	Oppose	Kāinga Ora opposes this submission as it is inconsistent with the centres hierarchy and would undermine the proposed Local Centre.
1	1.8	Glenview Club	louise@feathers.co.nz	MRZ-PREC1-PSP:R21	Remove development standard (4) of MRZ-PREC1-PSP:R21 as 250m ² is insufficient for a modern day childcare centre.	Oppose	Kāinga Ora oppose the submission to the extent that it is inconsistent with its original submission and because the proposed 250m ² size limit (as a restricted discretionary activity) is considered appropriate in a residential zone.
1	1.9	Glenview Club	louise@feathers.co.nz	MRZ-PREC1-PSP:R22	Remove development standard (1) of MRZ-PREC1-PSP:R22 as the restricted discretionary activity status will enable Council to consider the appropriateness of scale and intensity.	Oppose	Kāinga Ora oppose the submission to the extent that it is inconsistent with its original submission and because the proposed 12 maximum guests (as a restricted discretionary activity) is considered appropriate in a residential zone.
1	1.12	Glenview Club	louise@feathers.co.nz	NCZ-PREC1-PSP:R1-R18	Retain the permitted activity status of the activities specified in NZC-PREC1-PSP:R1 to R18.	Support in part	Kāinga Ora supports the retention of the activity status for the activities specified in NCZ-PREC1-PSP:R1 to R18. But opposes the submission to the extent that it is inconsistent with its original submissions on NCZ-PREC1-PSP:P3 and R13.
1	1.13	Glenview Club	louise@feathers.co.nz	NCZ-PREC1-PSP:R7, R8, R9, R13, R17 and R19.	Amend NZC-PREC1-PSP:R7, R8, R9, R13, R17 and R19 to clarify that the floor area is 'per tenancy'.	Support	Kāinga Ora supports the submission as it removes any ambiguity that the floor limitation might apply to the category rather than the tenant.
3	3.2	Mangakotukutuku Stream Care Group	mangacare@gmail.com	Chapter 3 - Structure Plans 3.4.2.1(b)(i)	Oppose deletion of 3.4.2.1(b)(i) from the original Structure Plan chapter and reinstate the wording, specifically: "The environmentally sensitive area of the Mangakotukutuku Gully network runs through the centre of Peacocke. Because of the natural sensitivity of this area lower urban densities are appropriate"	Oppose	Kāinga Ora opposes the submission. The area has been identified for medium to high density living and this is able to be achieved while protecting and restoring the Mangakotukutuku Gully.
3	3.3	Mangakotukutuku Stream Care Group	mangacare@gmail.com	Chapter 3A - Peacocke Structure Plan - Vision	Amend the Vision to acknowledge the need to protect high biodiversity values, notably all species that considered threatened, including aquatic species.	Support	Kāinga Ora supports the submission. The protection of biodiversity values is a key component of the Structure Plan and should be acknowledged accordingly. It will be important to emphasise that key urban outcomes can be achieved alongside the protection of biodiversity.
3	3.6	Mangakotukutuku Stream Care Group	mangacare@gmail.com	DEV01-PSP:P13	Ensure that the higher density housing does not compromise the stormwater mitigation plans in the ICMP.	Oppose	Kāinga Ora oppose the submission. While Kāinga Ora agree that suitable stormwater management is required (for any development), it is important to note that higher density living does not signal greater impermeable areas and has the potential to reduce site coverage.
3	3.13	Mangakotukutuku Stream Care Group	mangacare@gmail.com	Chapter 23: Subdivision. Section 23.2.1	As well as minimising effects on water quality, subdivision also needs to minimise effects on hydrology as this is a major factor affecting aquatic biodiversity. Hydrology is different to inundation so needs to be identified separately. Sediment in urban streams can become contaminated by heavy metals from roading etc so should be mentioned in addition to water quality	Oppose	Kāinga Ora oppose the submission to the extent that it is outside the Plan Change.
3	3.16	Mangakotukutuku Stream Care Group	mangacare@gmail.com	Appendix 1.3 Assessment Criteria	Reinstate E17 and E23 at appropriate place with underlined addition: E17 The extent to which provision for effluent and stormwater disposal mitigates any risk of landslip or erosion and avoids adverse effects on water quality, <u>sediment quality, aquatic habitat and fish passage</u> as it relates to ground water, the Waikato River, and/or the Mangakotukutuku gully ecosystem.	Oppose	Kāinga Ora oppose the submission to the extent that it is inconsistent with its original submission. Although Kāinga Ora does consider that the proposed assessment criteria could be expanded to address stormwater management, particularly if natural systems (rivers and wetlands) are part of the stormwater management system.
5	5.4	Living Streets Kirikiriroa (Hamilton)	bospeterh@gmail.com	Transport: Appendix 15, Table 15-6a)ii: Criteria for the form of Transport Corridors	Retain requirement to provide all bus stops in lane on Collector - PT Routes.	Support	Kāinga Ora supports the submission.
6	6.4	George Lane	georgelanesailing@gmail.com	SUB-PREC1-PSP:R15	Clarify the minimum section size in the Medium Density Residential Zone – Peacocke Precinct	Oppose	Kāinga Ora opposes the submission to the extent it is consistent with its original submission, specifically that the minimum lot size is the Precinct needs to avoid undermining higher density outcomes.
8	8.3	Mithrandir Enterprises Ltd	dr.scott.c.robinson@gmail.com	SUB-PREC1-PSP:R19	Place no restrictions on cul-de-sac use	Oppose	Kāinga Ora opposes the submission to the extent it is inconsistent with its original submission.
9	9.1	Heritage New Zealand Pouhere Taonga	cmcalley@heritage.org.nz	DEV01-PSP:022 and DEV01-PSP:P54 and P55	Retain as notified	Support	Kāinga Ora supports the submission to the extent it is consistent with its original submission.
9	9.4	Heritage New Zealand Pouhere Taonga	cmcalley@heritage.org.nz	Objective 25.2.2.2.2	Retain as notified	Support	Kāinga Ora supports the submission to the extent it is consistent with its original submission.
10	10.1	Waka Kotahi NZ Transport Agency	emily.hunt@nzta.govt.nz	DEV01-PSP: Overview and Vision	Retain the overview and vision of the plan change with amendments to provide for connection to other parts of Hamilton.	Support	Kāinga Ora supports the submission to the extent it is consistent with its original submission.
10	10.2	Waka Kotahi NZ Transport Agency	emily.hunt@nzta.govt.nz	DEV01-PSP: Overview and Vision	Delete reference to shorter trips of less than 3kms as this is counter to the 20 minute vision.	Support	Kāinga Ora supports the submission to the extent it is consistent with its original submission.
10	10.3	Waka Kotahi NZ Transport Agency	emily.hunt@nzta.govt.nz	DEV01-PSP:017, DEV01-PSP:018, DEV01-PSP:019 and DEV01-PSP:020	Retain as notified	Oppose	Kāinga Ora opposes the submission to the extent it is inconsistent with its original submission.
10	10.4	Waka Kotahi NZ Transport Agency	emily.hunt@nzta.govt.nz	DEV01-PSP:P39, DEV01-PSP:P40, DEV01-PSP:P41, DEV01-PSP:P42, DEV01-PSP:P43, DEV01-PSP:P44, DEV01-PSP:P45, DEV01-PSP:P46, DEV01-PSP:P47, DEV01-PSP:P48, DEV01-PSP:P49, DEV01-PSP:P50, DEV01-PSP:P51, DEV01-PSP:P52 and DEV01-PSP:P53	Retain as notified	Oppose	Kāinga Ora opposes the submission in relation to P41 and P45 to the extent it is inconsistent with its original submission.

Plan Change 5 - Peacocke Structure Plan							
Further submissions							
Sub #	Sub Point	Submitter name	Address for service	Relevant provision	Summary of submission	Kāinga Ora position	Kāinga Ora Reasons - Support / Oppose Submission
10	10.5	Waka Kotahi NZ Transport Agency	emily.hunt@nzta.govt.nz	DEV01-PSP: P62	Retain as notified	Oppose	Kāinga Ora opposes the submission to the extent it is inconsistent with its original submission.
10	10.6	Waka Kotahi NZ Transport Agency	emily.hunt@nzta.govt.nz	DEV01-PSP:P63	Delete DEV01-PSP:P63	Support	Kāinga Ora supports the submission to the extent it is consistent with its original submission.
10	10.7	Waka Kotahi NZ Transport Agency	emily.hunt@nzta.govt.nz	DEV01-PSP:P65	Delete DEV01-PSP:P65	Support	Kāinga Ora supports the submission to the extent it is consistent with its original submission.
10	10.8	Waka Kotahi NZ Transport Agency	emily.hunt@nzta.govt.nz	DEV01-PSP:P66	Retain as notified	Support in part	Kāinga Ora supports the submission to the extent it is consistent with its original submission.
10	10.9	Waka Kotahi NZ Transport Agency	emily.hunt@nzta.govt.nz	DEV01-PSP:P67	Delete DEV01-PSP:P67	Support	Kāinga Ora supports the submission to the extent it is consistent with its original submission.
10	10.10	Waka Kotahi NZ Transport Agency	emily.hunt@nzta.govt.nz	DEV01- PSP: Components of the Peacocke Structure Plan Peacocke Transportation Network	Delete as it is a duplication of information elsewhere in the Plan.	Support in part	Kāinga Ora supports the submission, but Kāinga Ora considers that the entire section should be moved to a non-statutory design guide for the Peacocke Precinct.
10	10.11	Waka Kotahi NZ Transport Agency	emily.hunt@nzta.govt.nz	DEV01- PSP: Components of the Peacocke Structure Plan Peacocke Transportation Network	Support subject to amendments promoting active modes and public transport.	Support in part	Kāinga Ora supports the submission, but Kāinga Ora considers that the entire section should be moved to a non-statutory design guide for the Peacocke Precinct.
10	10.12	Waka Kotahi NZ Transport Agency	emily.hunt@nzta.govt.nz	DEV01- PSP: Components of the Peacocke Structure Plan Peacocke Transportation Network	Support subject to minor amendments and clarification regarding 'facilities'.	Support in part	Kāinga Ora supports the submission, but Kāinga Ora considers that the entire section should be moved to a non-statutory design guide for the Peacocke Precinct.
10	10.13	Waka Kotahi NZ Transport Agency	emily.hunt@nzta.govt.nz	DEV01- PSP: Components of the Peacocke Structure Plan Peacocke Transportation Network	Support subject to minor amendments and some clarification.	Support in part	Kāinga Ora supports the submission, but Kāinga Ora considers that the entire section should be moved to a non-statutory design guide for the Peacocke Precinct.
10	10.16	Waka Kotahi NZ Transport Agency	emily.hunt@nzta.govt.nz	MRZ-PREC1-PSP:P20	Retain as notified	Support	Kāinga Ora supports the submission to the extent it is consistent with its original submission.
10	10.17	Waka Kotahi NZ Transport Agency	emily.hunt@nzta.govt.nz	MRZ-PREC1-SP:R3	Waka Kotahi recommends that HCC considers whether the activity statuses and development standards of various dwelling types should be differentiated for the wider Medium Density Zone vs the High Density Residential Overlay, considering the suitability of single dwellings as a permitted activity in each.	Support	Kāinga Ora supports the submission to the extent it is consistent with the further submission on Kāinga Ora's submission point 55.146 below.
10	10.19	Waka Kotahi NZ Transport Agency	emily.hunt@nzta.govt.nz	LCZ-PREC1-PSP:O4	Retain as notified	Support	Kāinga Ora supports the submission to the extent it is consistent with its original submission.
10	10.20	Waka Kotahi NZ Transport Agency	emily.hunt@nzta.govt.nz	LCZ-PREC1- PSP:P16	Retain as notified	Support	Kāinga Ora supports the submission to the extent it is consistent with its original submission.
10	10.21	Waka Kotahi NZ Transport Agency	emily.hunt@nzta.govt.nz	LCZ-PREC1-PSP:P17	Amend as follows: Incorporate public transport stops into the Local Centre, where it will provide an efficient and convenient access to the network.	Oppose	Kāinga Ora opposes the submission to the extent it is inconsistent with its original submission.
10	10.22	Waka Kotahi NZ Transport Agency	emily.hunt@nzta.govt.nz	LCZ-PREC1-PSP:R24, LCZ-PREC1-PSP:R26 and LCZ-PREC1-PSP:R30	Waka Kotahi consider it would be more appropriate for Light Industry and Drive-through services to have a non- complying activity status.	Oppose	Kāinga Ora opposes the submission to the extent it is inconsistent with its original submission.
10	10.23	Waka Kotahi NZ Transport Agency	emily.hunt@nzta.govt.nz	SUB-PREC1-PSP:PURPOSE	Retain as notified	Support	Kāinga Ora supports the submission to the extent it is consistent with its primary submissions.
10	10.24	Waka Kotahi NZ Transport Agency	emily.hunt@nzta.govt.nz	SUB-PREC1-PSP:O8	Retain as notified	Support	Kāinga Ora supports the submission to the extent it is consistent with its primary submissions.
10	10.25	Waka Kotahi NZ Transport Agency	emily.hunt@nzta.govt.nz	SUB-PREC1-PSP:P8	Retain as notified	Support	Kāinga Ora supports the submission to the extent it is consistent with its primary submissions.
10	10.27	Waka Kotahi NZ Transport Agency	emily.hunt@nzta.govt.nz	SUB-PREC1-PSP:P11, SUB-PREC1-PSP:P12 and SUB-PREC1-PSP:P13	Retain as notified	Support	Kāinga Ora supports the submission to the extent it is consistent with its original submission.
10	10.28	Waka Kotahi NZ Transport Agency	emily.hunt@nzta.govt.nz	SUB-PREC1-PSP:P16	Retain as notified	Support	Kāinga Ora supports the submission to the extent it is consistent with its original submission.
10	10.29	Waka Kotahi NZ Transport Agency	emily.hunt@nzta.govt.nz	SUB-PREC1-PSP:P16	Retain as notified, but incorporate a rule in Table 15-6b which limits the length of rear lanes	Support	Kāinga Ora supports the submission to the extent it is consistent with its original submission and agrees that a new rule is appropriate to enforce the length of rear lanes.
10	10.30	Waka Kotahi NZ Transport Agency	emily.hunt@nzta.govt.nz	SUB-PREC1-PSP:P22	Retain as notified	Support	Kāinga Ora supports the submission to the extent it is consistent with its original submission.
10	10.31	Waka Kotahi NZ Transport Agency	emily.hunt@nzta.govt.nz	SUB-PREC1-PSP:R18	Retain as notified	Support	Kāinga Ora supports the submission to the extent it is consistent with its original submission.
10	10.32	Waka Kotahi NZ Transport Agency	emily.hunt@nzta.govt.nz	SUB-PREC1-PSP:R20	Provision of parking and access – (2) Rule 25.14.4.1.a).v).	Support in part	Reconsider this rule. Waka Kotahi support requiring reasonable distance between vehicle crossings on transport corridors with separated cycle lanes, to provide for cyclist safety. However, this conflicts with the aim to create high amenity and low speeds through increasing frontage activity and access.
10	10.33	Waka Kotahi NZ Transport Agency	emily.hunt@nzta.govt.nz	SUB-PREC1-PSP: R25	Retain as notified	Support	Kāinga Ora supports the submission to the extent it is consistent with its original submission.

Plan Change 5 - Peacocke Structure Plan							
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10	10.34	Waka Kotahi NZ Transport Agency	emily.hunt@nzta.govt.nz	Definition of Public Transport Station	Oppose the definition on the basis that the Structure Plan uses a range of terms, but not Public Transport Station	Support	Kāinga Ora supports the submission to the extent that Plan consistency is key to its interpretation.
10	10.35	Waka Kotahi NZ Transport Agency	emily.hunt@nzta.govt.nz	Definition of Public Transport Station Catchments	Investigate changes necessary to reduce walking distances for catchments in the Structure Plan area to 600 metres or less	Support	Kāinga Ora supports the submission as walkable catchments are critical to well functioning, safe and healthy higher density communities.
10	10.36	Waka Kotahi NZ Transport Agency	emily.hunt@nzta.govt.nz	15-2 Integrated Transport Assessment Requirements	Investigate changes necessary in the trip generation triggers within the Peacocke Structure Plan area to ensure all development is to demonstrate compliance with principles of universal design etc.	Oppose	Kāinga Ora opposes the submission to the extent only larger developments warrant an ITA.
13	13.12	Jones Lands Limited	tristan@jonesgroup.co.nz	Dairies in Medium Density Residential Zone	Amend to provide for 'dairies' within neighbourhood centres.	Support	Kāinga Ora supports the submission. Given dairies are defined in the Plan and are distinct from 'retail' and 'food and beverage outlets', it is considered appropriate for them to be assigned an activity status.
13	13.13	Jones Lands Limited	tristan@jonesgroup.co.nz	MRZ-PREC1-PSP: R21	Delete the gross floor area restriction for childcare activities	Oppose	Kāinga Ora opposes the submission as larger childcare facilities should be assessed through a resource consent application to ensure that they are appropriate for the proposed residential environment.
13	13.14	Jones Lands Limited	tristan@jonesgroup.co.nz	SUB-PREC1-PSP:R20	Amend rear lane provisions limiting the length, number of units, ownership model or any reference that they should provide for planting, walking and cycling or trip reduction, and/or large trucks and their manoeuvring.	Oppose	Kāinga Ora opposes the submission to the extent it is inconsistent with its original submission.
13	13.17	Jones Lands Limited	tristan@jonesgroup.co.nz	SUB-PREC1-PSP:R25	Delete provisions requiring public transport infrastructure provision or liaison/agreement with Waikato Regional Council.	Support	Kāinga Ora supports the submission as the wording of the rule (requiring third party agreement is potentially ultra vires).
15	15.10	Tilehurst Living Trust	louise@feathers.co.nz	SUB-PREC1-PSP:R14	Insert a new provision: 3) The Standards of Rule Sub- PREC1- PSP:R15, R16, R17, R23 and R24 shall not apply to the subdivision of land intended solely to separate zoning.	Support	Kāinga Ora supports the submission to the extent it is consistent with its original submission.
16	16.4	Graeme McMillan	graeme@momenta.nz	Chapter 25.6 Lighting and Glare	Add high density to 25.6.4.4. Add consideration of high density buildings on bat glare and what the appropriate controls and measures are	Oppose in part	Kāinga Ora opposes the submission to the extent that the lighting provisions should be no more restrictive than what is supported by Kāinga Ora in its original submission.
20	20.5	Go Eco	manager@goeco.org.nz	DEV01-PSP:P36	Amend policy to increase extent of setbacks from Significant Natural Area where possible.	Oppose	Kāinga Ora opposes the submission to the extent it is inconsistent with its original submission.
20	20.6	Go Eco	manager@goeco.org.nz	DEV01-PSP:P37	Amend DEV01-PSP: P37 to specify a minimum width of ecological corridor.	Oppose	Kāinga Ora opposes the submission to the extent it is inconsistent with its original submission.
20	20.9	Go Eco	manager@goeco.org.nz	DEV01-PSP Natural Environment and Open Space Network	Amend broad statements to align with Department of Conservation's new tree felling protocol.	Oppose	Kāinga Ora opposes the submission to the extent it is inconsistent with its original submission.
20	20.10	Go Eco	manager@goeco.org.nz	DEV01-PSP Natural Environment and Open Space network (b) and (c)	Amend DEV01-PSP Natural Environment and Open Space network (c) to follow the new Department of Conservation Tree Felling protocol.	Oppose	Kāinga Ora opposes the submission to the extent it is inconsistent with its original submission.
20	20.11	Go Eco	manager@goeco.org.nz	DEV01-PSP Natural Environment and Open Space network (c) - Bat Habitat Buffer	Amend to include a limit on lux lighting and a limit on the number of light poles.	Oppose	Kāinga Ora opposes the submission to the extent it is inconsistent with its original submission. Additionally, the rules section is the appropriate place for lighting parameters to be specified and enforced.
20	20.16	Go Eco	manager@goeco.org.nz	NOSZ-PREC1- P:R36	Amend to extend setbacks for known bat roost sites.	Oppose	Kāinga Ora opposes the submission to the extent it is inconsistent with its original submission. Furthermore, parameters relating to the protection of bat habitat should be no more restrictive than provided for in the Weston Lea Limited Environment Court decision.
23	23.8	Broadwater Village Ltd	bevan.houlbrooke@ckl.co.nz	MRZ-PREC1-PSP:R37	R37 2) and 3) do not apply to Retirement Villages.	Oppose	Kāinga Ora opposes the submission to the extent it is inconsistent with its original submission. Given the RDA status of retirement villages, with one of the matters being 'character and amenity', changes to the rule to accommodate specific activities seems unnecessary.
23	23.13	Broadwater Village Ltd	bevan.houlbrooke@ckl.co.nz	MRZ-PREC1-PSP:R44	Amend as follows: 1) These standards do not apply to managed care facilities, or rest homes or retirement villages.	Oppose	Kāinga Ora opposes the submission to the extent it is inconsistent with its original submission. Given the RDA status of retirement villages, with one of the matters being 'character and amenity', changes to the rule to accommodate specific activities seems unnecessary.
23	23.14	Broadwater Village Ltd	bevan.houlbrooke@ckl.co.nz	MRZ-PREC1-PSP:R48	R48 should be amended in that the provisions should not apply to rooms/units in retirement villages	Oppose	Kāinga Ora opposes the submission to the extent it is inconsistent with its original submission. Given the RDA status of retirement villages, with one of the matters being 'design and layout', changes to the rule to accommodate specific activities seems unnecessary.
25	25.6	ID and EM Williams	iwilliams@genetic.co.nz	Bat buffer zones	Instead of having a 20m bat buffer zone, the Plan change should allow for a 20m, no build zone, which can be part of someone's section and can be further enhanced with more planting if the land owner so chooses. All the other protections (i.e. direction and intensity of lighting) would still need to be adhered to.	Oppose	Kāinga Ora opposes the submission to the extent it is inconsistent with its original submission. Furthermore, parameters relating to the protection of bat habitat should be no more restrictive than provided for in the Weston Lea Limited Environment Court decision.
30	30.1-30.14 and 30.20	Andrea Graves	andrea.graves@slingshot.co.nz	Bat Protection	Various amendments to enable bat protection.	Supports in part	Kāinga Ora supports the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna while achieving well designed high density development. Any parameters relating to the protection of bat habitat should be no more restrictive than provided for in the Weston Lea Limited Environment Court decision.

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36	36.2	WRC	Matthew.Vare@waikatoregion.govt.nz	Transport Policy	WRC oppose a watering down of the Structure Plan proposals that it has specifically commented on, should this be advocated through the submission process. WRC supports amendments to the Structure Plan to enable a mode shift from private vehicles to active transport as the preferable choice and not just an option. This includes support for the acknowledgement or identification of areas needed for future car-sharing initiatives that reduce reliance on private vehicles, as encouraged by the WRLTP.	Support	Kāinga Ora supports the submission to the extent it is consistent with its original submission.
36	36.3	WRC	Matthew.Vare@waikatoregion.govt.nz	Biodiversity and Ecology	Plan Change 5 should make explicit reference to how these outcomes can be aligned. For example, restoration of the defined ecological network can incentivise permanent native forests that sequester carbon, restore lost habitat, reduce sediment run-off, and enhance natural character. Opportunities also exist to manage adverse effects of stormwater on gully systems and aquatic biodiversity by "making space for nature".	Support	Kāinga Ora supports the submission and agrees there are opportunities to align outcomes within the site.
36	36.6	WRC	Matthew.Vare@waikatoregion.govt.nz	DEV01-PSP: Overview + Vision	Amend provision by adding principle: Ensuring the ongoing integration, protection and restoration of ecology within the urban environment, providing habitat value and a range of ecosystem services such as amenity, open space, shading and cooling, carbon sequestration, connectivity, and water retention and storage.	Support	Kāinga Ora supports the submission, specifically that the special ecological values of the site should be recognised.
36	36.9	WRC	Matthew.Vare@waikatoregion.govt.nz	Chapter 3 - Structure Plans. New objective	Add a new Objective to address the protection and enhancement of aquatic biodiversity values from an urbanising catchment, including cumulative adverse effects, and the ability to monitor against appropriate post development hydrological targets.	Support in part	Kāinga Ora supports the intent of the submission subject to confirmation of final wording.
36	36.10	WRC	Matthew.Vare@waikatoregion.govt.nz	DEV01-PSP: 07	Provide separate objectives for ecology and for natural hazards. Amend ecology objective as follows: <u>Urban development provides for positive indigenous biodiversity outcomes when managing subdivision and land use change.</u>	Support	Kāinga Ora supports the submission and acknowledges that the two issues should be dealt with separately.
36	36.13	WRC	Matthew.Vare@waikatoregion.govt.nz	DEV01-PSP:O15	Reword DEV01-PSP: O15 so that any adjacent development is managed to protect and enhance ecological functions and processes.	Support	Kāinga Ora supports the submission to the extent it is consistent with its original submission.
36	36.16	WRC	Matthew.Vare@waikatoregion.govt.nz	DEV01- PSP:O24	Add to this section objective(s) that ensure key green infrastructure continues to be provided through protection and restoration of the Peacocke ecological network and that there is investment in this critical infrastructure	Support in part	Kāinga Ora supports the intent of the submission subject to confirmation of final wording.
36	36.18	WRC	Matthew.Vare@waikatoregion.govt.nz	DEV01-PSP:P13.2	Seeks DEV01-PSP: O15 be re-worded so that any development adjacent to ecological areas will be managed to protect and enhance ecological functions and processes. Amend point 2. to read: May be provided along areas of natural open space including the river corridor and gully network where ecological functions and processes can be protected and enhanced.	Oppose in part	Kāinga Ora opposes the submission to the extent it is inconsistent with its original submission and makes particular note that higher density development can reduce impervious areas and consequential stormwater runoff.
36	36.20	WRC	Matthew.Vare@waikatoregion.govt.nz	DEV01-PSP:P23	Amend policy as follows: Near identified ecological corridors, ensure the design and location of buildings, infrastructure and lighting is managed throughout the Peacocke Structure Plan to maintain and enhance ecological their role and functions and processes.	Support in part	Kāinga Ora supports the submission to the extent it is consistent with its original submission.
36	36.26	WRC	Matthew.Vare@waikatoregion.govt.nz	DEV01-PSP:P35	Protection needs to refer to defined and potential bat habitat within the Peacocke Structure Plan area.	Oppose	Kāinga Ora opposes the submission to the extent it is inconsistent with its original submission, specifically the inclusion of 'potential' bat habitat makes investment decisions difficult. Animals will always evolve to enable their survival, so 'potential' bat habitat is a moving target.
36	36.31	WRC	Matthew.Vare@waikatoregion.govt.nz	Chapter 3 - Structure Plans. New policy to cover financial contributions to protect, restore and enhance biodiversity values and ecological network within Peacocke.	Add a new policy that provides for financial contributions to deliver maintenance and enhancement (restoration) of the defined natural environment and open space network within Peacocke, to provide for appropriate biodiversity mitigation and offsetting, and to provide a precautionary approach to achieving catchment hydrology targets of the ICMP.	Oppose	Kāinga Ora seeks clarification as to what mechanism would require offsetting in this instance i.e. is offsetting required for removal of natural bush within an identified SNA or simply development within the Peacocke Structure Plan Area.
36	36.34	WRC	Matthew.Vare@waikatoregion.govt.nz	MRZ-PREC1-PSP:P26	Retain and include additional policy that encourages the development of infrastructure that is electric vehicle capable. Or amend as follows: Development should encourage the efficient use of energy and water, including consideration of a) the role of low emissions transport options and b) the requirements of electric vehicles in planning new infrastructure.	Support	Kāinga Ora supports the submission as it promotes environmental outcomes for the Precinct.
36	36.35	WRC	Matthew.Vare@waikatoregion.govt.nz	MRZ-PREC1-PSP:R37	Amend the approach to require the retention of road runoff volume within the road corridor and not pass on the responsibility to compensate for this volume onto third party lot owners.	Support	Kāinga Ora supports the submission as it ensures that the cost of development is not passed along.
36	36.43	WRC	Matthew.Vare@waikatoregion.govt.nz	SUB-PREC1-P:O9	Amend this chapter to include an objective aligned with s6(c) RMA and WRPS Policy 11.1 to ensure inclusion of no net loss and connectivity between habitats. Amend the Objective to account for no net loss and connectivity. Add: <u>Subdivision responds to and restores the natural environment, ensuring no net loss of indigenous biodiversity and connectivity between habitats, with a focus on those areas identified in the Peacocke Structure Plan, including the creation and protection of identified ecological corridors.</u>	Oppose in part	Kāinga Ora opposes the submission to the extent it is inconsistent with its original submission.
36	36.45	WRC	Matthew.Vare@waikatoregion.govt.nz	SUB-PREC1-PSP: P5	Amend Policy SUB - PREC1-PSP: P5 Subdivision protects, and where possible enhances any; enables development while managing effects on: 1. Landforms and natural features. 2. Vegetation. Also amend policy so that subdivision is controlled to enable adverse effects on landforms, natural features and vegetation to be avoided, remedied, mitigated or offset.	Support	Kāinga Ora supports the submission as the wording more appropriately reflects the purpose of subdivision (to enable development) while also managing effects.

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36	36.52	WRC	Matthew.Vare@waikatoregion.govt.nz	SUB-PREC1-PSP: R24	Amend to increase scope to include any subdivision where it intersects with any part of the defined ecological network.	Oppose	Kāinga Ora opposes the submission to the extent it is inconsistent with its original submission and seeks clarification as to are the components of the 'defined ecological network'. This could have a substantial impact on developable land (greatly decreasing overall population targets for Peacocke). Amendments are also required to the rule to ensure consistency with the Weston Lea Environment Court decision.
36	36.55	WRC	Matthew.Vare@waikatoregion.govt.nz	Objective 25.6.2.2	Reword Objective as follows: Identified bat habitat in Peacocke is protected from the adverse effects of lighting and glare.	Oppose	Kāinga Ora opposes the submission to the extent it is inconsistent with its original submission. It is appropriate that the protection of bat habitat from lighting and glare is balanced with public safety.
36	36.56	WRC	Matthew.Vare@waikatoregion.govt.nz	Policies 25.6.2.2a and 25.6.2.2b	Retain as notified	Oppose	Kāinga Ora opposes the submission to the extent it is inconsistent with its original submission. It is appropriate that the protection of bat habitat from lighting and glare is balanced with public safety.
36	36.75	WRC	Matthew.Vare@waikatoregion.govt.nz	Transport Network figure on page 2-5	Additional stops need to be included on the Arterial network as follows: 1. One pair of additional stops at the point at which the new Major Arterial severs Weston Lea Drive. 2. Two pairs of additional stops on the North-South Minor Arterial south of Peacocke Local Centre. 3. One pair of additional stops on the North-South Minor Arterial north of Peacocke Local Centre.	Support	Kāinga Ora supports the submission as adequate bus stop numbers will facilitate patronage.
37	37.5	WEL Networks Limited	karleen.broughton@wel.co.nz	SUB – PREC1-PSP: P16	Amend as follows: "Create high amenity streets by designing the transport corridor to: 1. Provide for high quality pedestrian and cycling facilities. 2. Provide for public transport and associated stops on identified routes. 3. Provide for on-street parking in recessed parking bays to ensure carriageways are kept clear from parked cars. 4. Including planting and landscaping and stormwater management devices. 5. Create a low-speed environment. 6. Provide sufficient space in the berm for infrastructure, free from landscaping. 7. Provide for electric bikes and electric vehicle charging stations.	Oppose	Kāinga Ora opposes the submission to the extent it is inconsistent with its original submission, in particular placing electricity infrastructure above ground in the pedestrian space.
38	38.1	Director-General of Conservation	jgooding@doc.govt.nz	Terminology relating to bat habitat.	Amend the Structure Plan to refer to significant bat habitat such as ecological corridors for the movement of bats, Significant Natural Areas (SNAs), development setbacks to buffer ecological corridors along with roost trees and their respective buffers or development setbacks to 'Bat Priority Areas'. Any other amendments that may be necessary or appropriate to address my concerns.	Support in part	Kāinga Ora supports the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna while achieving well designed high density development. Any parameters relating to the protection of bat habitat should be no more restrictive that provided for in the Weston Lea Limited Environment Court decision.
38	38.2	Director-General of Conservation	jgooding@doc.govt.nz	Mapping	Amend the Peacocke Precinct Land-use, Features and Zoning maps to include additional areas of bat habitat as 'Bat Priority Areas.' Any other amendments that may be necessary or appropriate to address my concerns.	Oppose in part	Kāinga Ora supports the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna while achieving well designed high density development. Further identification of Bat Habitat Areas (and a corresponding reduction in developable land) will potentially require a reconsideration of zoning to ensure that target densities are achieved.
38	38.3	Director-General of Conservation	jgooding@doc.govt.nz	Bat habitat outside of identified habitat	Amend Objectives, Policies and Rules so that development is designed to respond to longtailed bat activity across the Peacocke Structure Plan Area.	Oppose in part	Kāinga Ora supports the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna while achieving well designed high density development. Any parameters relating to the protection of bat habitat should be no more restrictive that provided for in the Weston Lea Limited Environment Court decision.
38	38.5	Director-General of Conservation	jgooding@doc.govt.nz	Density of housing in proximity to Bat habitat	Include consideration of, and provision for, the buffers and other measures that will be required to protect the Bat Priority Areas from housing intensification.	Oppose in part	Kāinga Ora supports the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna while achieving well designed high density development. Further identification of Bat Habitat Areas (and a corresponding reduction in developable land) will potentially require a reconsideration of zoning to ensure that target densities are achieved.
38	38.6	Director-General of Conservation	jgooding@doc.govt.nz	Restoration and enhancement	Provide clear guidance in the Structure Plan on biodiversity offsetting.	Oppose	Kāinga Ora seeks clarification as to what mechanism would require offsetting in this instance i.e. is offsetting required for removal of natural bush within an identified SNA or simply development within the Peacocke Structure Plan Area.
38	38.7	Director-General of Conservation	jgooding@doc.govt.nz	Bat and Habitat and Enhancement Review Panel	Amend the Structure Plan to require the formation of a Bat and Habitat Enhancement Panel. The Panel would be similar in composition to that required by Condition 80 of the Amberfield subdivision resource consent, including representatives of the Department of Conservation. The Panel would be required to make recommendations on: (a) The initial preparation of Bat Protection Plans and subsequent reviews; (b) sub-plans for Construction Works within the Bat Priority Areas; (c) the review of monitoring and compliance reports. Any other amendments that may be necessary or appropriate to address the submitter's concerns.	Oppose	Kāinga Ora considers that formation of panels sits outside of the District Plan provisions and can be managed as a separate panel if necessary.
38	38.8	Director-General of Conservation	jgooding@doc.govt.nz	Monitoring	Add an Objective, Policy and guidance to ensure monitoring and reporting is required to assess the efficacy of measures to avoid, remedy and mitigate (or offset and compensate) the effects of development on significant indigenous biodiversity.	Oppose	Kāinga Ora seeks clarification as to what mechanism would require offsetting in this instance i.e. is offsetting required for removal of natural bush within an identified SNA or simply development within the Peacocke Structure Plan Area.

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38	38.9	Director-General of Conservation	jgooding@doc.govt.nz	Domestic cats	Amend the structure plan to include objectives, policies and rules prohibiting domestic cats within the PSPA. Provide further information on how the Structure Plan will minimise the impact of predation on long-tailed bats and other indigenous fauna.	Oppose	Kāinga Ora supports the protection of indigenous fauna, but does not consider that the District Plan is the appropriate mechanism to be controlling pet ownership.
38	38.10	Director-General of Conservation	jgooding@doc.govt.nz	Roads	Consider relocation of roading sections that cross Bat Priority Areas and introduce Policies and Rules to avoid and minimise the effect of road lighting and light emission from vehicle headlights on Long-tailed bats and their habitat	Oppose in part	Kāinga Ora supports the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna while achieving well designed high density development. Any parameters relating to the protection of bat habitat should be no more restrictive than that provided for in the Weston Lea Limited Environment Court decision. Introducing avoid policies effectively prohibits well designed development.
38	38.12	Director-General of Conservation	jgooding@doc.govt.nz	DEV01-PSP: O7	Change wording to: Urban development responds to <u>protects</u> the area's natural environment and ecological values and responds to natural hazards	Oppose	Kāinga Ora opposes the submission to the extent it is inconsistent with its original submission.
38	38.15	Director-General of Conservation	jgooding@doc.govt.nz	DEV01-PSP: O13	Change the wording to: Protect and enhance identified significant the habitat of indigenous fauna and significant indigenous vegetation.	Oppose in part	Kāinga Ora supports the protection of identified areas of significant indigenous vegetation and significant habitats of indigenous fauna while achieving well designed high density development.
38	38.16	Director-General of Conservation	jgooding@doc.govt.nz	Additional Objective	Suggested wording: <u>Protect and enhance bat priority areas and avoid adverse effects on other areas of potential bat habitat.</u>	Oppose	Kāinga Ora supports the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna while achieving well designed high density development. Further identification of Bat Habitat Areas (and a corresponding reduction in developable land) will potentially require a reconsideration of zoning to ensure that target densities are achieved.
38	38.17	Director-General of Conservation	jgooding@doc.govt.nz	DEV01-PSP: O14	Change the wording to: Create and protect identified Bat Priority Areas ecological and open space corridors for the purpose of protecting and enhancing the habitat of long-tailed bats.	Oppose in part	Kāinga Ora supports the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna while achieving well designed high density development. Further identification of Bat Habitat Areas (and a corresponding reduction in developable land) will potentially require a reconsideration of zoning to ensure that target densities are achieved.
38	38.18	Director-General of Conservation	jgooding@doc.govt.nz	DEV01-PSP: O15	Change the wording to: Enable development adjacent to ecological areas Bat Priority Areas where it is designed to manage <u>avoid</u> the adverse effects of development on the function of these areas in the first instance.	Oppose in part	Kāinga Ora opposes the deletion of 'manage' in favour of 'avoid...in the first instance'. DoCs proposed wording is effectively saying 'avoid, remedy, mitigate' (in that order), which can holistically be described as 'managing' effects.
38	38.19	Director-General of Conservation	jgooding@doc.govt.nz	DEV01-PSP: O16	Change the wording to: Establish a network of open space, and ecological corridors Bat Priority Areas that support ecological values such as protection and enhancement of long-tailed bat habitat of the Peacocke Area and provides passive recreation opportunities where they do not conflict with ecological values.	Oppose in part	Kāinga Ora opposes the submission to the extent it is inconsistent with its original submission.
38	38.20	Director-General of Conservation	jgooding@doc.govt.nz	Additional Objective	Add Objective: <u>The identified ecological and open space corridors Bat Priority Areas provide a high level of connectivity within the Peacocke Structure Plan Area and to surrounding long-tailed bat habitat.</u>	Oppose in part	Kāinga Ora supports the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna while achieving well designed high density development. Further identification of Bat Habitat Areas (and a corresponding reduction in developable land) will potentially require a reconsideration of zoning to ensure that target densities are achieved.
38	38.21	Director-General of Conservation	jgooding@doc.govt.nz	DEV01-PSP: P5	Change the wording to: Recreational activities are considered for co-location with: 1. Multifunctional stormwater management. 2. Walkways and cycleways. 3. Cultural and heritage sites. 4. Significant Natural Areas. <u>While avoiding actual or potential adverse effects on long-tailed bats and their habitat</u>	Oppose	Kāinga Ora supports the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna but considers that Bat Habitat Areas are able to perform a dual function, particularly because lighting restrictions will prevent their use at night for recreational activities when bats are most active.
38	38.22	Director-General of Conservation	jgooding@doc.govt.nz	DEV01-PSP: P6	Change the wording to: Promote appropriate and improved access to the Waikato River to better enable sporting, recreational, and cultural opportunities <u>while protecting long-tailed bats and their habitat.</u>	Oppose in part	Kāinga Ora supports the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna but considers that the benefits of the Waikato River to the community extend beyond its role as a bat habitat.
38	38.25	Director-General of Conservation	jgooding@doc.govt.nz	DEV01-PSP: P27	Change the wording to: The loss of significant vegetation is minimised avoided in the first instance.	Oppose in part	Kāinga Ora opposes the deletion of 'minimise' in favour of 'avoid...in the first instance'. DoCs proposed wording is effectively saying 'avoid, remedy, mitigate' (in that order), which can holistically be described as 'managing' effects.
38	38.28	Director-General of Conservation	jgooding@doc.govt.nz	DEV01-PSP: P35	Change the wording to: Protect bat habitat Bat Priority Areas within the Peacocke Structure Plan Area including Significant Natural Areas, ecological corridors, bat habitat buffers and actual and potential bat roosts adjoining the edge of the Mangaketukutuku Gully and Waikato River to ensure long tailed bats are able to continue to utilise these areas their habitat.	Oppose in part	Kāinga Ora opposes the submission as any parameters relating to the protection of bat habitat should be no more restrictive than that provided for in the Weston Lea Limited Environment Court decision.
38	38.29	Director-General of Conservation	jgooding@doc.govt.nz	DEV01-PSP: P36	Change the wording to: Require development adjacent to the gully network and Waikato River Bat Priority Areas to meet required setbacks and performance standards to support the ecological function of these areas.	Oppose	Kāinga Ora opposes the submission to the extent it is inconsistent with its original submission, specifically the requirement (effectively an avoid policy) to meet performance standards. This is ineffective and flawed policy that works against appropriate and innovative urban development because performance standards are not met.

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38	38.31	Director-General of Conservation	jgooding@doc.govt.nz	Additional Policy addressing the prohibition of cats.	Add policy: <u>Exclude cats and other predators from the Peacocke Structure Plan Area in order to protect long-tailed bats from predation.</u>	Oppose	Kāinga Ora supports the protection of indigenous fauna, but does not consider that the District Plan is the appropriate mechanism to be <u>controlling pet ownership.</u>
38	38.32	Director-General of Conservation	jgooding@doc.govt.nz	Additional Policy to address monitoring of long-tailed bats	Add a policy directing that monitoring of the PSPA long-tailed bat population must occur before and after development. Amendments to the 'Information requirements' Appendix will be required to make this policy effective.	Support in part	Kāinga Ora supports the submission and acknowledges the importance of monitoring on biodiversity outcomes. However, it is appropriate that such monitoring is carried out as a district or regional function to ensure both completion and consistency (acknowledging that much of the Bat Habitat Area, NOSZ and SNA will be council owned).
38	38.33	Director-General of Conservation	jgooding@doc.govt.nz	Additional Policy to address connectivity of bat habitat	Add policy: <u>The transport network, including the Southern Links Road is designed to promote the physical and functional connectivity of long-tailed bat habitat.</u>	Support in part	Kāinga Ora supports the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna while achieving well designed high density development. Further identification of Bat Habitat Areas (and a corresponding reduction in developable land) will potentially require a reconsideration of zoning to ensure that target densities are achieved.
38	38.35, 38.36, 38.37, 38.38, 38.39 and 38.40	Director-General of Conservation	jgooding@doc.govt.nz	DEV01-PSP: Components of the Peacocke Structure Plan - Natural Environment	Amend the Natural Environment component to address protection of and avoidance of adverse effects, areas of potential bat habitat, including amendments relating to the 5m buffer, lighting controls, bat habitat, the sports park and the Local Centre Zone.	Oppose in part	Kāinga Ora opposes the submission to the extent that the entire section should be moved to a non-statutory design guide for the Peacocke Precinct and any parameters relating to the protection of bat habitat should be no more restrictive that provided for in the Weston Lea Limited Environment Court decision.
38	38.41	Director-General of Conservation	jgooding@doc.govt.nz	MRZ-PREC1-PSP:ISSUES	Include discussion of New Zealand's critically endangered long-tailed bats, with a focus on how medium density housing will provide for the form and function of their habitat.	Support in part	Kāinga Ora supports some commentary in the Issues Section regarding the ecological and biodiversity significance of the Peacocke Precinct, but there are other zones and overlays that will address to a much greater <u>degree how these values are to be protected.</u>
38	38.42	Director-General of Conservation	jgooding@doc.govt.nz	MRZ-PREC1-PSP Rules	Add Rules: To address the removal of actual and potential roost trees, prohibition of external lights within the 5-metre building setback, and no rule on the keeping of domestic cats.	Oppose	Kāinga Ora opposes the submission to the extent that any parameters relating to the protection of bat habitat should be no more restrictive that provided for in the Weston Lea Limited Environment Court decision. Also, the District Plan is not considered to be the appropriate mechanism for <u>controlling pet ownership.</u>
38	38.43	Director-General of Conservation	jgooding@doc.govt.nz	Additional Objective	Add Objective: <u>Residential development is designed and located to protect and enhance long-tailed bats and their habitat.</u>	Oppose	Kāinga Ora opposes the submission to the extent it is inconsistent with its original submission. Also, it is appropriate that zones and overlays are established with particular protections for long tail bats, while the residential zone is enabled to achieve optimum living and density <u>outcomes.</u>
38	38.44	Director-General of Conservation	jgooding@doc.govt.nz	MRZ-PREC1-PSP:P13	Change the wording to: <u>The removal of Significant vegetation and trees including actual and potential bat roosting trees is avoided in the first instance.</u>	Oppose	Kāinga Ora opposes the submission to the extent it is inconsistent with its original submission, where significant trees should be noted.
38	38.45	Director-General of Conservation	jgooding@doc.govt.nz	MRZ-PREC1-PSP:P21	Change the wording to: Residential development is designed to <u>manage avoid</u> adverse <u>lighting</u> effects on adjacent areas of <u>Natural Open Space</u> long-tailed bat habitat by <u>requiring measures such as, a ban on domestic cats, controls on the removal of actual and potential roost trees, and buffer planting.</u>	Oppose	Kāinga Ora opposes the submission to the extent it is inconsistent with its original submission and it is seeking to repeat objectives and policies in other parts of the Plan, which is unnecessary.
38	38.46	Director-General of Conservation	jgooding@doc.govt.nz	SUB – PREC1-PSP: RULES – Activity Status	Add Rules: To address the removal of actual and potential roost trees, prohibition of external lights within the 5-metre building setback, and no rule on the keeping of domestic cats.	Oppose	Kāinga Ora opposes the submission as the subdivision rules is not the appropriate place to achieve the outcomes (which are also largely <u>opposed).</u>
38	38.48	Director-General of Conservation	jgooding@doc.govt.nz	NOSZ – PREC1- P: P18	Change the wording to: Identify and manage areas of Natural Open Space in the Peacocke Structure Plan to: 1) Ensure the protection <u>and enhancement</u> and access to , of identified habitat of long-tailed bats; 2) Provide habitat and connections for long tailed bats; 3) Mitigate <u>Avoid</u> the <u>adverse</u> effects of development on the habitat of long-tailed bats; <u>By:</u> a) <u>avoiding the adverse effects of lighting and noise within the Bat Priority Areas;</u> b) <u>protecting bats from predation;</u> c) <u>banning ownership of cats and mustelids within the Peacocke Structure Plan Area;</u> d) <u>protecting roosting sites within the Bat Priority Areas; and</u> e) <u>avoiding injury and/or mortality of roosting long-tailed bats during any tree removal</u>	Oppose	Kāinga Ora opposes the submission to the extent it is inconsistent with its original submission and raises matters that are not relevant to the NOSZ.
38	38.49	Director-General of Conservation	jgooding@doc.govt.nz	NOSZ – PREC1- P:RULES	Add Rules: To address the removal of actual and potential roost trees, prohibition of external lights within the 5-metre building setback, and no rule on the keeping of domestic cats.	Oppose	Kāinga Ora opposes the submission as the subdivision rules is not the appropriate place to achieve the outcomes (which are also largely <u>opposed).</u>
38	38.50	Director-General of Conservation	jgooding@doc.govt.nz	Chapter 6A: Peacocke Neighbourhood Centre Zone. Issues.	Change the wording: To include discussion of how neighbourhood centres will be designed and located to avoid and minimise their impact on long-tailed bats.	Support in part	Kāinga Ora supports some commentary in the Issues Section regarding the ecological and biodiversity significance of the Peacocke Precinct, but there are other zones and overlays that will address to a much greater <u>degree how these values are to be protected.</u>

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38	38.51	Director-General of Conservation	jgooding@doc.govt.nz	NZC – PREC1-PSP:Objectives	Add an objective: Addressing the compatibility of neighbourhood centres with long-tailed bats and their habitat. Such an objective should provide for the protection, enhancement and restoration of bats and their habitat to give effect to the WRPS and be in accordance with Section 6(c) of the RMA.	Oppose	Kāinga Ora opposes the submission to the extent it is inconsistent with its original submission and it is seeking to repeat objectives and policies in other parts of the Plan, which is unnecessary.
38	38.52	Director-General of Conservation	jgooding@doc.govt.nz	NZC – PREC1-PSP: Policy	Add a policy: Addressing the compatibility of neighbourhood centres with long-tailed bats and their habitat. Such an objective should require that the design and location of Local Neighbourhood Centres provides for the protection, enhancement and restoration of bats and their habitat to give effect to the WRPS and be in accordance with Section 6(c) of the RMA.	Oppose	Kāinga Ora opposes the submission to the extent it is inconsistent with its original submission and it is seeking to repeat objectives and policies in other parts of the Plan, which is unnecessary.
38	38.53	Director-General of Conservation	jgooding@doc.govt.nz	LCZ – PREC1-PSP: ISSUES	Change the wording: To include discussion of how the Local Centre will be designed and located to avoid and minimise its impact on long tailed bats.	Support in part	Kāinga Ora supports some commentary in the Issues Section regarding the ecological and biodiversity significance of the Peacocke Precinct, but there are other zones and overlays that will address to a much greater degree how these values are to be protected.
38	38.54	Director-General of Conservation	jgooding@doc.govt.nz	LCZ – PREC1-PSP:OBJECTIVES	Add an objective: Addressing the compatibility of neighbourhood [sic] centres with long-tailed bats and their habitat. Such an objective should provide for the protection, enhancement and restoration of bats and their habitat to give effect to the WRPS and be in accordance with Section 6(c) of the RMA.	Oppose	Kāinga Ora opposes the submission to the extent it is inconsistent with its original submission and it is seeking to repeat objectives and policies in other parts of the Plan, which is unnecessary.
38	38.55	Director-General of Conservation	jgooding@doc.govt.nz	LCZ – PREC1-PSP:POLICES	Add a policy: Addressing the compatibility of neighbourhood [sic] centres with long-tailed bats and their habitat. Such an objective should require that the design and location of the Local Centre provides for the protection, enhancement and restoration of bats and their habitat to give effect to the WRPS and be in accordance with Section 6(c) of the RMA.	Oppose	Kāinga Ora opposes the submission to the extent it is inconsistent with its original submission and it is seeking to repeat objectives and policies in other parts of the Plan, which is unnecessary.
38	38.56	Director-General of Conservation	jgooding@doc.govt.nz	SUB-PREC1-PSP:O8	Change the wording to: Subdivision creates a transport network that: 1. Is well connected and legible. 2. Delivers a high-quality walking and cycling experience. 3. Manages the amenity effects associated with parking. 4. Defines areas of public open space. 5. Creates a safe, low speed environment 6. Provides for a high-quality public transport network. 7. Protects and enhances the physical and functional connectivity of bat habitat.	Oppose	Kāinga Ora opposes the submission to the extent it is inconsistent with its original submission.
38	38.57	Director-General of Conservation	jgooding@doc.govt.nz	SUB-PREC1-PSP:O9	Change the wording to: Subdivision responds to, protects, and restores the natural environment with a focus on those areas identified in the Peacocke Structure Plan including the creation and protection and enhancement of identified ecological corridors.	Oppose	Kāinga Ora opposes the submission to the extent it is inconsistent with its original submission.
38	38.58	Director-General of Conservation	jgooding@doc.govt.nz	SUB-PREC1-PSP:P19	Change the wording to: Require subdivision to be designed to provide ecological areas where they are identified within the Peacocke Structure Plan and ensure that the role, function and connectivity of ecological areas is <u>maintained protected and enhanced</u> .	Oppose	Kāinga Ora opposes the submission to the extent it is inconsistent with its original submission.
38	38.60	Director-General of Conservation	jgooding@doc.govt.nz	SUB – PREC1-PSP: RULES	Add Rules: To address the removal of actual and potential roost trees, prohibition of external lights within the 5-metre building setback, and no rule on the keeping of domestic cats.	Oppose	Kāinga Ora opposes the submission to the extent it is inconsistent with its original submission and raises matters that are not relevant to subdivision.
38	38.61	Director-General of Conservation	jgooding@doc.govt.nz	25.2.2.1a	Change the rule wording by adding: viii. <u>Adopts a precautionary approach towards decisions that may result in significant adverse effects on Indigenous biodiversity and, in particular, those effects that threaten serious or irreversible damage to indigenous biodiversity</u>	Oppose	Kāinga Ora opposes the submission to the extent that this should only apply in those zones and overlays specifically created to manage biodiversity.
38	38.65	Director-General of Conservation	jgooding@doc.govt.nz	Chapter 25.6 Lighting and Glare. Additional standards	Add standards requiring that sections of road adjacent to Bat Priority Areas avoid adverse effects on long-tailed bats and their habitat by requiring maximum artificial light spill from street lighting, maximum colour temperature for lights of 2700 K, planting to provide 'hop-overs', and screening planting along the sides of roads to <u>reduce the adverse impact of headlight spill-over into long-tailed bat habitat</u>	Support in part	Kāinga Ora opposes the submission to the extent that any parameters relating to the protection of bat habitat should be no more restrictive that provided for in the Weston Lea Limited Environment Court decision.
38	38.66	Director-General of Conservation	jgooding@doc.govt.nz	25.6.4.4 Peacocke Medium Density Zone: Peacocke Precinct	Ensure consistency between the Amberfield subdivision lighting requirements and the Peacockes precinct. Amend the lighting standard to apply to the entire Peacocke precinct, <u>not just areas zoned for medium density development.</u>	Oppose in part	Kāinga Ora opposes the submission to the extent that any parameters relating to the protection of bat habitat should be no more restrictive that provided for in the Weston Lea Limited Environment Court decision.
38	38.67	Director-General of Conservation	jgooding@doc.govt.nz	Appendix 1.2 Information Requirements 1.2.1(h)(iii)	Change the wording to: The AEE should identify how any adverse environmental effects are to be avoided, remedied, or mitigated, <u>or otherwise offset and compensated for</u> and shall also ensure that the following matters are addressed. • Ecological effects of the proposal including effects on critically endangered fauna such as longtailed bats	Oppose in part	Kāinga Ora seeks clarification as to what mechanism would require offsetting in this instance i.e. is offsetting required for removal of natural bush within an identified SNA or simply development within the Peacocke Structure Plan Area.
38	38.68 - 38.72	Director-General of Conservation	jgooding@doc.govt.nz	Appendix 1.2 Information Requirements 1.2.2.	The Director General requests that guidance on the development of management plans be more detailed, guidance on offsetting and compensating be provided, additional fauna be considered and Bat Management Plans have clear objectives to manage effects.	Support in part	Kāinga Ora supports the submission to the extent that it provides Plan Users with sufficient information as to Council's expectations when producing management plans. Kāinga Ora seeks clarification as to what mechanism would require offsetting in this instance i.e. is offsetting required for removal of natural bush within an identified SNA or simply development within the Peacocke Structure Plan Area.

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38	38.73	Director-General of Conservation	jgooding@doc.govt.nz	Assessment Criteria P3 (e)	Change the wording to: P3 (e) The extent to which development is designed to respond to ecological corridors and habitat, and ensures they protect and maintain <u>enhance</u> the ecological function of these corridors; including the management of lighting and building location.	Oppose	Kāinga Ora opposes the submission as the requirement to enhance rather than maintain is a much higher threshold. Enhancing should be coupled with offsetting mechanisms if introduced where development has an effect on an identified SNA.
38	38.74	Director-General of Conservation	jgooding@doc.govt.nz	Assessment Criteria P3 (i)	Change the wording to: P3 (i) The extent to which lighting has been designed and located to maintain protect <u>and enhance</u> the function and quality of longtailed bat habitat.	Oppose	Kāinga Ora opposes the submission as the requirement to enhance rather than maintain is a much higher threshold. Enhancing should be coupled with offsetting mechanisms if introduced where development has an effect on an identified SNA.
38	38.75	Director-General of Conservation	jgooding@doc.govt.nz	Assessment Criteria P5 (p)	The extent to which the proposal: 1. Restores, protects and enhances aquatic and terrestrial ecological values associated with springs, streams, waterways, wetlands and their margins in Peacocke. 2. Protects or <u>and enhances</u> the natural character and ecological, cultural, heritage and amenity values of Peacocke's open spaces. 3. <u>Protects, enhances and restores populations of at risk, threatened or critically endangered flora and fauna in Peacocke.</u>	Oppose	Kāinga Ora opposes the submission as the requirement to enhance rather than maintain is a much higher threshold. Enhancing should be coupled with offsetting mechanisms if introduced where development has an effect on an identified SNA.
38	38.76	Director-General of Conservation	jgooding@doc.govt.nz	Assessment Criteria P5 (q)	Change the wording to: P5 (q) The extent to which subdivision has been designed to <u>manage avoid</u> the adverse effects of development and subdivision on the role and function of Significant Bat Habitat <u>Bat Priority Areas</u> .	Oppose	Kāinga Ora opposes the submission point as the threshold for avoid is difficult to achieve. In addition, the change includes removing Significant Habitat Areas which widens the scope of avoidance.
38	38.78	Director-General of Conservation	jgooding@doc.govt.nz	1.4.10 Peacocke Local Centre Design Guide	Amend Appendix 1.4 Design Guidelines by including guidance on location and design of the Local Centre to protect and enhance longtailed bat habitat. As a minimum, guidance should include the performance standards for design and locations of buildings, lighting and roads within the Amberfield subdivision, such as: a) A suitable Bat Habitat Buffer. b) Buildings in the Local Centre are designed and located appropriately to avoid disruption of bat habitat in terms of commuting, foraging and socialisation. c) A planting plan which outlines the restoration and enhancement areas, and suitable vegetation. d) How vegetation design will minimise light intrusion to the acceptable standard. e) Appropriate lux lighting and colouration levels. f) Appropriate location of lighting. g) Use of artificial bat roosts. h) Use of barriers to prevent predators accessing known and potential roost trees) Additional standards for the treatment and design of the road corridor in the area of the Local Centre so as to avoid disrupting the physical and functional connectivity of bat habitat.	Oppose	Kāinga Ora opposes the submission to the extent that any parameters relating to the protection of bat habitat should be no more restrictive that provided for in the Weston Lea Limited Environment Court decision.
39	39.5	Ron Lockwood	bevan.houlbrooke@ckl.co.nz	DEV01-PSP – Components of the Peacocke Structure Plan	Amend as follows: "Bat Corridors: It is proposed that bat corridors be established to retain connectivity between core habitat for bats in the Peacocke area. In terms of corridor habitat, the most important general principle is that <u>35m wide bat corridors wide swathes of land</u> are required to be set aside as bat corridors in order to retain a permeable and functioning landscape for long-tailed bats."	Oppose in part	Kāinga Ora opposes the submission to the extent that any parameters relating to the protection of bat habitat should be no more restrictive that provided for in the Weston Lea Limited Environment Court decision.
39	39.6	Ron Lockwood	bevan.houlbrooke@ckl.co.nz	MRZ-PREC1-PSP: 05	Amend as follows: Development in Peacocke provides a range of housing typologies that are consistent with the neighbourhood's planned urban built character of two to <u>up to</u> three-storey buildings in the medium density zone and two- <u>up to</u> five storey buildings within the high- density area.	Oppose	Kāinga Ora opposes the submission to the extent it is inconsistent with its original submission.
40	40.3	AJ and HC Koppens	hamish@novogroup.co.nz	Appendix 17 – Planning Maps Peacocke Precinct - Features Map	Remove seismic setback line (in favour of requiring a geotechnical assessment).	Oppose	Kāinga Ora opposes the submission to the extent that maps should provide a clear signal of relevant land features to enable suitable reporting and financial planning.
41	41.31	Shortbread Limited	Lynne@bluewallace.co.nz	25.2.5 Rules – Specific Activities	Amend provision as it is incorrectly worded.	Support	Kāinga Ora supports the submission. It is unclear from the rule whether it should be <u>600m2 in area or 600m3 in volume</u> .
44	44.7	Cordylone Holdings Ltd	christina.sheard@dentons.com	Appendix 17 – Planning Maps. Seismic Setback Line	Delete the Seismic Setback Line shown on the Features Maps for the Peacocke Precinct.	Oppose	Kāinga Ora opposes the submission to the extent that maps should provide a clear signal of relevant land features to enable suitable reporting and financial planning.
44	44.37	Cordylone Holdings Ltd	christina.sheard@dentons.com	SUB – PREC1 – PSP: R8	Amend rule R8 as follows: "Subdivision to accommodate a network utility service or transport corridor in Peacocke Precinct."	Oppose	Kāinga Ora opposes the submission to the extent it is inconsistent with its original submission.
44	44.38	Cordylone Holdings Ltd	christina.sheard@dentons.com	SUB – PREC1 – PSP: R9	Amend rule R9 as follows: Activity Status: Restricted Discretionary where the following are complied with: RDIS-1 1. SUB-PREC1-PSP: R12-R25. 2. <u>All allotments that contain a Significant Natural Area identified in Volume 2, Appendix 9, Schedule 9C are vested as open space.</u> <u>Matters of discretion are restricted to:</u> 1. C – Character and Amenity 2. P – Peacocke Structure Plan Activity Status where compliance not achieve with RDIS-1: Discretionary	Oppose	Kāinga Ora opposes the submission to the extent it is inconsistent with its original submission.

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44	44.42	Cordyline Holdings Ltd	christina.sheard@dentons.com	SUB – PREC1 – PSP: R22	Amend rule R22 as follows: 1) Where a Neighbourhood Park is identified as being required in the Peacocke Structure Plan, a neighbourhood park shall be provided that meets the following standards: a) Minimum area 5,000m2 b) Minimum transport corridor frontage 50% of the perimeter of the total park boundary. c) Is able to accommodate a 30m x 30m square area. d) Is generally flat. 2) Neighbourhood parks shall be located so that no residential dwelling is more than 500m from a neighbourhood park.	Oppose	Kāinga Ora opposes the submission to the extent it is inconsistent with its original submission.
44	44.49	Cordyline Holdings Ltd	christina.sheard@dentons.com	Appendix 1.3 Assessment Criteria, P3 Development in the Peacocke Precinct	Amend P3 by deleting clause (g) which relates to the Seismic Setback Line.	Oppose	Kāinga Ora opposes the submission to the extent that maps should provide a clear signal of relevant land features to enable suitable reporting and financial planning.
44	44.50	Cordyline Holdings Ltd	christina.sheard@dentons.com	Appendix 1.3 Assessment Criteria, P5 Subdivision in the Peacocke Structure Plan, clauses (u) and (v)	Amend clause P5 by deleting clause (u) relating to the Seismic Setback Lines and amending clause (v) as follows: (v) Whether the proposal is generally in accordance with the identified staging in the Peacocke Structure Plan.	Oppose	Kāinga Ora opposes the submission to the extent that maps should provide a clear signal of relevant land features to enable suitable reporting and financial planning.
46	46.3	Ben and Rachel Inger	i_ben@hotmail.com	DEV01-PSP: Components of the Peacocke Structure Plan, Natural Environment and Open Space Network, Proposed Bat Corridor Diagram	Amend the Proposed Bat Corridor diagram on page 16 to show a 35m wide bat corridor rather than a 50m wide bat corridor.	Oppose in part	Kāinga Ora opposes the submission to the extent that any parameters relating to the protection of bat habitat should be no more restrictive that provided for in the Weston Lea Limited Environment Court decision.
46	46.7	Ben and Rachel Inger	i_ben@hotmail.com	Appendix 1.2.2.24 Landscape Concept Plans Peacocke Structure Plan Area	Amend Appendix 1.2.2.24 Landscape Concept Plans Peacocke Structure Plan Area as follows: "A Landscape Concept Plan shall be prepared for any subdivision application in the Peacocke Structure Plan area where the subdivision site involves more than 2 hectares of land and includes any open space zone or new public roads, footpaths, cycleways, stormwater swales, wetlands, detention basins and streams or riparian margins. The objectives of the Landscape Concept Plan are to identify opportunities for existing or proposed public land that is within the subdivision site to protect or enhance the natural character and cultural, heritage and amenity values, to recognise and provide for tangata whenua values and relationships with Peacocke, and their aspirations for the area, and to reflect the area's character and heritage. The Landscape Concept Plan shall include:..."	Oppose	Kāinga Ora opposes the submission to the extent it is inconsistent with its original submission.
46	46.8	Ben and Rachel Inger	i_ben@hotmail.com	Appendix 1.2.2.26 Ecological Rehabilitation and Management Plan Peacocke Structure Plan Area	Amend Appendix 1.2.2.26 Ecological Rehabilitation and Management Plan Peacocke Structure Plan Area as follows: "An Ecological Rehabilitation Management Plan (ERMP) shall be prepared for any subdivision application in the Peacocke Structure Plan area where the subdivision site involves more than 2 hectares of land and includes any open space zone or new public roads, footpaths, cycleways, stormwater swales, wetlands, detention basins and streams or riparian margins. The objective of the ERMP is to identify opportunities to enhance freshwater and terrestrial ecological values within existing or proposed public land that is within the subdivision site. The ERMP shall include: i. An indigenous fish management plan for any stream or wetland habitat within the site, including a summary of fish habitat and species present, a summary of planned works, permitting requirements, procedures for dealing with pest fish, biosecurity protocols, timing of works, procedures for recovering indigenous fish prior to and during works, roles and responsibilities of parties, reporting requirements and any specific mitigation measures. ii. Planting of indigenous tree species to provide indigenous vegetation and habitat for indigenous fauna. iii. Restoration planting to include wetland restoration, habitat enhancement and riparian buffer zones, as relevant to the site. iv. Evidence of engagement with tangata whenua during preparation of the ERMP including how the outcomes of that engagement have been addressed.	Oppose	Kāinga Ora opposes the submission to the extent it is inconsistent with its original submission.
48	48.9	Gregory Knight	Lynne@bluewallace.co.nz	MRZ - PREC1-PSP: R39	Remove the 5m setback from significant bat habitat area boundary.	Oppose in part	Kāinga Ora opposes the submission to the extent that any parameters relating to the protection of bat habitat should be no more restrictive that provided for in the Weston Lea Limited Environment Court decision.
48	48.29	Gregory Knight	Lynne@bluewallace.co.nz	SUB-PREC1-PSP: R24	The submitter opposes the 50m bat corridor on the proposed Peacocke Structure Plan Map	Oppose in part	Kāinga Ora opposes the submission to the extent that any parameters relating to the protection of bat habitat should be no more restrictive that provided for in the Weston Lea Limited Environment Court decision.

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49	49.1	Metlifecare Limited	bianca.tree@minterellison.co.nz	MRZ-PREC1 – PSP:P5 and MRZ-PSP:P12	Amend PSP: P5 as follows: Ensure the efficient development of land and enable the development of a range of housing types by requiring development to demonstrate it is consistent with the Peacocke Structure Plan including by: (i) requiring large scale multi-residential unit developments to provide a variety of housing types and/or respond to a particular housing typology need in the local community; and (ii) recognising the functional and operational requirements of different housing types, including retirement villages. (iii) promoting higher intensification adjacent to the local centre. PSP: P12 - Buildings should be designed so they do not physically dominate or adversely affect the residential character of the neighbourhood. This includes consideration of whether buildings are designed and located to respect the character of the neighbourhood and amenity values of adjacent properties while recognising the functional scale and form associated with certain types of development, such as retirement village premises.	Oppose in part	Kāinga Ora opposes the submission to the extent it is inconsistent with its original submission.
49	49.2	Metlifecare Limited	bianca.tree@minterellison.co.nz	MRZ-PREC1-PSP:05	Amend Objective MRZ - PREC1-PSP:05 as follows: "development in Peacocke provides a range of housing typologies that are consistent with the neighbourhood's planned urban built character of typically two to three-storey buildings in the medium density zone and typically two - five storey buildings within the high-density area". This amendment should also be incorporated in the supporting framework including in DEV01-PSP: Components of the Peacocke Structure Plan Residential Environment.	Oppose in part	Kāinga Ora opposes the submission to the extent it is inconsistent with its original submission.
49	49.7	Metlifecare Limited	bianca.tree@minterellison.co.nz	MRZ – PREC1-PSP: R43	Amend MRZ – PREC1-PSP: R43 Outlook Space (2) as follows: The main living room of a dwelling must have an outlook space with a minimum dimension of 6m 3m depth and 4m 3m width. Or alternatively amend to include the following: The main living room of a dwelling must have an outlook space with a minimum dimension of 6m depth and 4m width. The main living room of a dwelling within a retirement village must have an outlook space with a minimum dimension of 3m depth and 3m width.	Oppose in part	Kāinga Ora opposes the submission to the extent it is inconsistent with its original submission.
51	51.27	Ebenezer Property Limited Partnership	Lynne@bluewallace.co.nz	SUB-PREC1-PSP: R19	A maximum 150m is restrictive. Cul de sac can function at lengths greater than 150m.	Oppose	Kāinga Ora opposes the submission to the extent it is inconsistent with its original submission.
53	53.32	The Adare Company	mike.doesburg@wynnwilliams.co.nz	Non-notification rules (MRZ-PREC1-PSP: R15, R16, R17, R19, R26)	Retain as notified	Support in part	Kāinga Ora supports the submission in part relevant to the rules that residential activities in the residential zone should not be subject to notification requirements.
53	53.38	The Adare Company	mike.doesburg@wynnwilliams.co.nz	Policy NCZ-PREC1-PSP: P5	Amend NCZ-PREC1-PSP: P5 to read: "4) Minimise Ensure off street parking is not located in along the street frontage."	Support in part	Kāinga Ora supports the submission to the extent it is consistent with its original submission, specifically point 4.
53	53.39	The Adare Company	mike.doesburg@wynnwilliams.co.nz	Non-notification rules (NCZ – PREC1-PSP: R19 to R22)	Retain as notified	Support in part	Kāinga Ora supports the submission in part relevant to the rules Kāinga Ora has requested to retain as it is appropriate that residential activities in the residential zone should not be subject to notification requirements.
53	53.41	The Adare Company	mike.doesburg@wynnwilliams.co.nz	NCZ – PREC1-PSP: New rule	Add a new rule in NCZ – PREC1-PSP: Rules – Activity Status as follows: "Activity status: Permitted Maximum 800m2 gross floor area total for each Neighbourhood Centre comprising activities in Rules R4- R11, R13, R15-R17, R23, R25, R28-R38 and R40. Activity status where compliance not achieved: Non- Complying."	Oppose	Kāinga Ora opposes the submission as the size of the zone activity and bulk and location rules are appropriate to manage distribution effects without an additional rule limiting total floor area.
53	53.46	The Adare Company	mike.doesburg@wynnwilliams.co.nz	Chapter 6A: Peacocke Neighbourhood Centre Zone - Signage	There are no specific signage standards for the Neighbourhood Centre Zone. Amend the City-wide signage provisions in Chapter 25.10 as follows: • Amend Rule 25.10.3(h) so that electronic signs in the Neighbourhood Centre Zone are a Restricted Discretionary Activity where they comply with Rules 25.10.4 and 25.10.5. • Amend Rule 25.10.5.7 so that the standards also apply to the Neighbourhood Centre Zone (as well as the Central City, Business 1-7 and Industrial Zones). • Amend Rule 25.10.5.12 so that the same standards for temporary signs in the Central City, Business 1-7 and Industrial Zones also apply in the Neighbourhood Centre Zone.	Support	Kāinga Ora supports the submission as this is a reasonable response to the provision of signage in the NCZ.
53	53.47	The Adare Company	mike.doesburg@wynnwilliams.co.nz	Non-notification rules (LCZ – PREC1-PSP: R17 to R21)	Retain as notified	Support	Kāinga Ora supports the submission as it is appropriate that activities that are anticipated in the Local Centre Zone should not be subject to notification requirements.
53	53.57	The Adare Company	mike.doesburg@wynnwilliams.co.nz	Chapter 6B: Peacocke Local Centre Zone - Signage	There are no specific signage standards for the Local Centre Zone. Amend the City-wide signage provisions in Chapter 25.10 as follows: • Amend Rule 25.10.3(h) so that electronic signs in the Local Centre Zone are a Restricted Discretionary Activity where they comply with Rules 25.10.4 and 25.10.5. • Amend Rule 25.10.5.7 so that the standards also apply to the Local Centre Zone (as well as the Central City, Business 1-7 and Industrial Zones). • Amend Rule 25.10.5.12 so that the same standards for temporary signs in the Central City, Business 1-7 and Industrial Zones also apply in the Local Centre Zone.	Support	Kāinga Ora supports the submission as this is a reasonable response to the provision of signage in the NCZ.

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53	53.58	The Adare Company	mike.doesburg@wynnwilliams.co.nz	NOSZ – PREC1- P: Issues	Amend NOSZ – PREC1- P: Issues to read: "The Natural Open Space Zone includes publicly and privately owned areas that possess natural or landscape values or that are locations where Bat Habitat Areas are proposed to be created to mitigate potential effects of urban development within Peacocke and surrounding areas on the city-wide Hamilton long-tailed bat population. The Natural Open Space zoned areas will be acquired as public reserves".	Support in part	Kāinga Ora supports the submission to the extent it is consistent with its original submission.
53	53.61	The Adare Company	mike.doesburg@wynnwilliams.co.nz	NOSZ-PREC1-P: New Rules	Add new rules in NOSZ-PREC1-P: Rules – Activity Status Table for the following activities: • Stormwater management devices, ponds and wetlands. Activity Status: Permitted • Wastewater pump stations. Activity Status: Permitted	Support	Kāinga Ora supports the submission to the extent it is consistent with its original submission.
53	53.62	The Adare Company	mike.doesburg@wynnwilliams.co.nz	Rule 20.3 Rules – Activity Status Table	Add the following new activity provisions in Rule 20.3 – Activity Status Table for the Peacocke Structure Plan Aarea: "Activities within a Significant Natural Area, Schedule 9C (Volume 2, Appendix 9) – Peacocke Structure Plan ga) Informal recreation- Permitted Activity gb) Park furniture- Permitted Activity gc) Walkways/cycleways- Discretionary Activity gd) Stormwater management devices, ponds and wetlands- Discretionary Activity ge) Wastewater pump stations- Discretionary Activity gf) Underground network utility infrastructure- Discretionary Activity gg) Earthworks and vegetation removal and pruning associated with gc) to gd)- Discretionary Activity"	Support	Kāinga Ora supports the submission.
53	53.72	The Adare Company	mike.doesburg@wynnwilliams.co.nz	Rule SUB-PREC1-PSP:R8	Amend SUB-PREC1-PSP:R8 so that subdivision to accommodate a network utility service or transport corridor is subject to non-notification rules.	Support	Kāinga Ora supports the submission as it is appropriate that reasonably anticipated subdivision should not be subject to notification requirements.
53	53.74	The Adare Company	mike.doesburg@wynnwilliams.co.nz	Rule SUB-PREC1-PSP:R14 Design standards	Amend SUB-PREC1-PSP:R14 to read: "Medium Density Residential Zone – Peacocke Precinct. SUB-PREC1-PSP: R14 Design standards 1) The standards of Rule SUB – PREC1-PSP: R12-R21R25 shall not apply to the subdivision of land to accommodate a network utility service or transport corridor. 2) The standards of Rule SUB – PREC1-PSP: R15, R17 and R23.1 and R23.2 shall not apply to the following activities in the Medium Density Residential Zone: a) The unit title of existing lawfully established buildings; or b) The fee simple subdivision of existing lawfully established single dwellings, duplex dwellings, or Terrace Dwellings (Peacocks Precinct) Provided that all relevant development and performance standards are met in relation to the proposed boundaries around that building or unless otherwise authorised by resource consent. 3) The standards of Rule SUB – PREC1-PSP: R15, R17 and R23 shall not apply to the following activities in the Local Centre Zone and Neighbourhood Centre Zone: a) The unit title of existing lawfully established buildings; or b) The fee simple subdivision of existing lawfully established buildings. Provided that all relevant development and performance standards are met in relation to the proposed boundaries around that building or unless otherwise authorised by resource consent.	Support in part	Kāinga Ora supports the submission as the clarification to R14 is appropriate.
53	53.78	The Adare Company	mike.doesburg@wynnwilliams.co.nz	Rule SUB-PREC1-PSP:R22	Amend SUB-PREC1-PSP:R22 to read: "1) Where a Neighbourhood Park is identified as being required in the Peacocke Structure Plan, a neighbourhood park shall be provided that meets the following standards shall be vested in Hamilton City Council as local purpose reserve: a) Minimum area- 5,000m2 b) Minimum transport corridor frontage- 50% of the perimeter of the total park boundary. c) Is able to accommodate a 30m x 30m square area. d) Is generally flat. 2) Neighbourhood parks shall be located so that no residential dwelling is more than 500m from a neighboured park"	Support in part	Kāinga Ora supports the submission in particular the clarification that Neighbourhood Parks are to be vested.
53	53.80	The Adare Company	mike.doesburg@wynnwilliams.co.nz	Rule SUB-PREC1-PSP:R24	Amend Rule SUB-PREC1-PSP:R24 to read: "Where subdivision includes Natural Open Space zoned areas identified as Bat Habitat Areas Corridors these shall be provided vested in Hamilton City Council as public open space in accordance with the Peacocke Structure Plan, and be designed to the following requirements. a) Maintain a minimum width of 50m." Amend Plan Change 5 to reduce the identified width of Bat Habitat Areas associated with the Proposed Bat Corridors to 35m (Cross-reference this relief with the reasons and relief under submission [2] in relation to the description and width of Bat Habitat Areas.).	Support	Kāinga Ora supports the submission in particular the clarification that NOSZ / Bat Habitat is to be vested. The reduction to 35m is consistent with Weston Lea Limited (Amberfield) Environment Court decision.

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53	53.81	The Adare Company	mike.doesburg@wynnwilliams.co.nz	Rule SUB-PREC1-PSP:R25	Amend SUB-PREC1-PSP:R25 to read: "1) Subdivision creating a new, or requiring the upgrading of an existing, transport corridor that is identified as a Public Transport Route in the Peacocke Structure Plan shall: a) Provide bus stops in locations as agreed with Waikato Regional Council which are consistent with the requirements of the Waikato Regional Infrastructure Technical Specifications. b) Design the transport corridor to ensure bus stops are constructed to be accessible to all users. c) Provide pedestrian crossing facilities that enable safe and step-free access between stops. c) Include pedestrian crossing facilities at or near to bus stops."	Support	Kāinga Ora supports the submission as it is not appropriate to require third party agreement to achieve District Plan outcomes.
53	53.82	The Adare Company	mike.doesburg@wynnwilliams.co.nz	Chapter 25.6 Lighting and Glare Rule 25.6.4.4	Amend Rule 25.6.4.4 to read: "Lighting from fixed sources shall not exceed 0.3 lux (horizontal and vertical) when measured at the external boundary of the Significant Bat Habitat Area."	Support	Kāinga Ora supports the submission as it is consistent with Weston Lea Limited (Amberfield) Environment Court decision.
53	53.83	The Adare Company	mike.doesburg@wynnwilliams.co.nz	Chapter 25.14 Transportation Rule 25.14.4.1(h)	Amend Rule 25.14.4.1(h)(vii) to read: "The internal vehicle access width requirements of i, for residential units and the requirements of iv and v do not apply to rear lanes in the Peacocke Structure Plan area. Instead the following shall	Support	Kāinga Ora supports the submission as it clarifies the applicability of rules to the Peacocke Precinct.
53	53.86	The Adare Company	mike.doesburg@wynnwilliams.co.nz	Appendix 1.2.2.24 Landscape Concept Plans Peacocke Structure Plan Area	Amendments are required to ensure that the Landscape Concept Plans provide clear and helpful guidance to plan users: • The Landscape Concept Plan should relate to landscaping within public areas only rather than within private lots. • The provisions should be clear that the content of the Landscape Concept Plan should relate to open space zones and the other public infrastructure described in (i), namely streets, footpaths, cycleways, stormwater swales, wetlands, detention basins, streams and riparian margins, as relevant to the subject site. • A Landscape Concept Plan should not be required where public land is not existing, proposed or required for a particular site	Support in part	Kāinga Ora largely supports the submission, but does not consider that there should be a minimum development area. A Landscape Concept Plan should be required when any public land is involved (rather than just for sites over 2ha).
53	53.87	The Adare Company	mike.doesburg@wynnwilliams.co.nz	Appendix 1.2.2.25 Ecological Rehabilitation and Management Plan Peacocke Structure Plan Area	The Ecological Rehabilitation Management Plan should relate to ecological rehabilitation and management within public areas only rather than within private lots. A distinction must be drawn between what is mitigation for a proposed activity and what is wider protection and enhancement responding to a city-wide issue. The provisions should be clear as to which public areas the Ecological Rehabilitation Management Plan should apply. An Ecological Rehabilitation and Management Plan should not be required where public land does not exist, nor is proposed or required for a particular site. Rehabilitation and management should take place on public land and the cost of preparing an Ecological Rehabilitation and Management Plan should not be transferred to individual private landowners. Clause (iii) of Appendix 1.2.2.25 should be deleted. Requiring fixed lighting design to be provided for private lots near areas of Significant Bat Habitat is impractical at subdivision stage. It is also unnecessary given there are proposed land use controls which limit light spill into Bat Habitat Areas (Rule 25.6.4.4) and which require 5m building setbacks to the boundary of Bat Habitat Areas (Rule MRZ-PREC1-PSP: R39(8)). Clause (iv) should be amended by adding the words "as relevant to the site". This reflects that wetland restoration, for example, will only be relevant to sites which contain wetlands. Clause (v) relates to the establishment and enhancement of identified "Significant Bat Habitat corridors" and should be deleted for the following reasons: • Hamilton City Council should take leadership on the provision of the Bat Habitat Areas by purchasing the affected land and being responsible for their creation and maintenance. • It is an unreasonable burden to require the limited number of owners of land that is subject to the Bat Habitat Areas to be responsible for their creation, which is likely to require extensive planting and other improvements at significant cost under the direction of ecological and landscaping experts.	Support in part	Kāinga Ora largely supports the submission, but does not consider that there should be a minimum development area. An Ecological Rehabilitation Management Plan should be required when any public land is involved (rather than just for sites over 2ha).
53	53.88	The Adare Company	mike.doesburg@wynnwilliams.co.nz	Appendix 1.2.2.26 – Peacocke Local Centre Master Plan para. [1]	Amend Appendix 1.2.2.26 to read: "All applications for development within the Peacocke Local Centre Zone that relate to the establishment or alteration of buildings (except minor works), associated parking, transport corridors, or areas of public space shall include a Master plan that includes: the information in (1) to (4) below. While detailed information is required regarding the specific development which is proposed, the Master Plan information regarding future development and staging may be conceptual and indicative."	Support	Kāinga Ora supports the submission.

Plan Change 5 - Peacocke Structure Plan							
Further submissions							
Sub #	Sub Point	Submitter name	Address for service	Relevant provision	Summary of submission	Kāinga Ora position	Kāinga Ora Reasons - Support / Oppose Submission
53	53.89	The Adare Company	mike.doesburg@wynnwilliams.co.nz	Appendix 1.3.3 Restricted Discretionary, Discretionary and Non Complying Assessment Criteria P – Peacocke Structure Plan	1. Amend "Seismic Setback Line" to Seismic Investigation Area". 2. Criteria relating to mixed use development. 3. Reference change. 4. Assessment criteria relating to the centres hierarchy. 5. Reference change. 6. Minor correction. 7. Reference change. 8. Councils role with Bat Habitat Areas.	Oppose in part	Kāinga Ora supports parts 1-3 and 5-8 of the submission. But does not support part 4. While Kāinga Ora supports protecting the centres hierarchy, it is considered that the submitters approach is not the most effective.
53	53.94	The Adare Company	mike.doesburg@wynnwilliams.co.nz	Figure 2-3 Peacocke Structure Plan Natural Environment and Heritage	<ul style="list-style-type: none"> The Proposed Esplanade Reserves identified on the Peacocke Structure Plan should be deleted as they are based on the study in Appendix W Peacocke Structure Plan: Esplanade Report which states that "the broad-scale approach was considered adequate for the purposes of the current study but could be insufficient for determining esplanade extent at the lot level when subdivision of individual lots takes place". The reference to "Proposed Significant Bat Habitat Area" can be confused with "Significant Natural Area". The words "Proposed Significant" should therefore be deleted. Provisions for the Bat Habitat Areas are supported in principle as a measure to protect and enhance and to create additional habitat for the long tailed bat. However, the submitter does not accept the location and extent of all of these areas and considers that they should be located where the existing natural environment is already occupied by bats (such as the Mangakootukutuku Gully) or where there is evidence of bat corridor activity. Significant Natural Areas are classified based on their existing ecological values. Reference to them as "Proposed Significant Natural Area (SNA)" should therefore be amended to "Significant Natural Area (SNA)". 	Support	Kāinga Ora supports the submission.
53	53.95	The Adare Company	mike.doesburg@wynnwilliams.co.nz	Figure 2-3b Peacocke Local Centre Concept Plan	Amend Figure 2-3b as follows: <ul style="list-style-type: none"> Replace "Pedestrian Main Street" with "Main Street". Delete the "Future location for community facility". Amend the extent of the Local Centre Precinct in Figure 2-3b to be consistent with the relief sought through other points made in this submission. 	Support	Kāinga Ora supports the submission.
53	53.96	The Adare Company	mike.doesburg@wynnwilliams.co.nz	Table 15-1 Parking, Loading Spaces and Manoeuvring Areas – Tables and Figures	Amend the first column of Table 15-1a (oo) to read: "Single dwellings, duplex dwellings, terrace dwellings and apartments and all other residential and non-residential activities in the Peacocke Structure Plan Area."	Support	Kāinga Ora supports the submission to the extent it is consistent with its original submission.
53	53.98	The Adare Company	mike.doesburg@wynnwilliams.co.nz	Table 15-6b: Criteria for the form of Transport Corridors in the Peacocke Structure Plan	Various changes to Table 15.6B are sought.	Oppose	Kāinga Ora opposes the submission to the extent it is inconsistent with its original submission.
54	54.15	Bike Waikato	richard@bikewaikato.org.nz	Early construction of cycle connections	Amend to include requirements to construct early cycle connections to existing transport networks. Of specific request is separated pedestrian and cycle facilities along the northern end of Peacockes Road.	Support	Kāinga Ora supports the submission.
54	54.16	Bike Waikato	richard@bikewaikato.org.nz	Connections between walking/cycling and public transport network	Amend to ensure that the walking and cycling network connects walking/cycling network to the public transport network. Provide bicycle parking at bus transit stations.	Support	Kāinga Ora supports the submission.
54	54.17	Bike Waikato	richard@bikewaikato.org.nz	Accessway designs	Amend accessway design requirements.	Support	Kāinga Ora supports the submission.
54	54.19	Bike Waikato	richard@bikewaikato.org.nz	Separated cycleways	Amend to include separated cycleways in all the transport corridors alongside 'bat buffer zones' and 'bat corridors'.	Support	Kāinga Ora supports the submission.
54	54.20	Bike Waikato	richard@bikewaikato.org.nz	Cycling connections	Amend to include requirements for high quality, clear and direct cycle connections to surrounding transport networks.	Support	Kāinga Ora supports the submission.
54	54.21	Bike Waikato	richard@bikewaikato.org.nz	Section 1.4.1.4 (h)	Amend the Peacocke Structure Plan to emphasise the requirements in this section of the design guide to provide pedestrian and cycle links on the end of cul-de-sacs where they cannot be avoided.	Support	Kāinga Ora supports the submission.
54	54.22	Bike Waikato	richard@bikewaikato.org.nz	Table 15-6a: Minimum width of one-way separated cycleways	Amend "Cyclepath requirements (min desirable)" to "absolute minimum" and note requirements for berm space.	Support	Kāinga Ora supports the submission.
54	54.23	Bike Waikato	richard@bikewaikato.org.nz	Table 15-1a	Amend to include a requirement for secure bicycle parking spaces for residents.	Support	Kāinga Ora supports the submission.
58	58.5	Go Eco	manager@goeco.org.nz	DEV01-PSP: P36	Amend policy to increase extent of setbacks from Significant Natural Area where possible.	Oppose	Kāinga Ora opposes the submission to the extent it is inconsistent with its original submission as it is considered that the rule is the appropriate place to provide details of setbacks.
58	58.6	Go Eco	manager@goeco.org.nz	DEV01-PSP: P37	Amend DEV01-PSP: P37 to specify a minimum width of ecological corridor.		Kāinga Ora opposes the submission to the extent it is inconsistent with its original submission as it is considered that the rule is the appropriate place to provide details of ecological corridor widths.