

Before the Independent Hearings Panel at Hamilton

In the matter of: The Resource Management Act 1991

and

In the matter of: Plan Change 5 to the Hamilton City Plan

and

In the matter of: Submissions and Further Submissions by Kāinga Ora – Homes and Communities

Statement of evidence of Susannah Vrena Tait

Dated: 16 September 2022

STATEMENT OF EVIDENCE OF SUSANNAH VRENA TAIT

INTRODUCTION

- 1 My name is Susannah Vrena Tait. I am a Partner at Planz Consultants Ltd. I hold Bachelor of Science and Master of Applied Science degrees. I am a full member of the New Zealand Planning Institute. I have been employed in the practice of planning and resource management for almost 20 years both in New Zealand and Australia.
- 2 My experience includes involvement in a number of District Plan Review processes throughout the country, including the Proposed Auckland Plan, Proposed Whangarei, Selwyn and Waikato District Plans and the Draft Timaru and Kaipara District Plans. My work has involved plan drafting, the preparation of s32 and s42A reports, as well as submissions to Proposed Plans. I was involved in the review of the Timaru Growth Management Strategy to determine appropriate areas of residential expansion and intensification/consolidation.
- 3 I was involved in the preparation of the submissions and further submissions made by Kāinga Ora – Homes and Communities (Kāinga Ora) (submitter number 55) on the 5th of November 2021 and the 16th of March 2022 respectively. I have been authorised by Kāinga Ora to provide evidence on their behalf for Proposed Plan Change 5 – Peacocke Structure Plan to the Hamilton City Operative District Plan 2022 (City Plan). In my evidence, where I discuss the documents I refer to ‘Plan Change 5’ and where I refer to the place I use ‘the Peacocke Precinct’.
- 4 In preparing my evidence I confirm that I have read the Expert Witness Code of Conduct set out in the Environment Court’s Practice Note 2014. I have complied with the Code of Conduct in preparing this evidence and I agree to comply with it while giving oral evidence before the Hearings Panel. Except where I state that I am relying on the evidence of another person, this written evidence is within my area of expertise. I have not omitted to consider material facts known to me that might alter or detract from the opinions expressed in this evidence.

SCOPE OF EVIDENCE

- 5 I was involved in conferencing that took place between from 18th – 26th of August and included discussions on provisions related to planning, transport, density and the Local and Neighbourhood Centre Zones for the Peacocke Precinct. I did not attend the conferencing that took place on the 24th of August in relation to the proposed bat provisions. Where agreement was reached in conferencing, I have relied on that agreement.
- 6 In preparing my evidence, I have read Plan Change 5, including the s32 report, as well as the s42A report prepared by Mr Craig Sharman and Mr Mark Roberts on behalf of the Hamilton City Council (the Council). When referring to either Mr Sharman or Mr Roberts, I refer to ‘the reporting officer’.
- 7 In my evidence I set out a summary of my conclusions before moving on to discuss:
 - Individual submission points.
 - Plan format, contents and processes.
 - Local centre zone.
 - Earthworks.
 - Roding
 - Bat protection.
 - Opportunities for improved housing outcomes.

EXECUTIVE SUMMARY

- 8 Plan Change 5 to the City Plan provides for comprehensive, medium to higher density residential outcomes in the Peacocke Precinct supported by a Local Centre Zone, eight Neighbourhood Centre Zones and extensive natural open spaces providing for ecological and lifestyle outcomes.
- 9 Kāinga Ora made submissions on Plan Change 5. The majority of these have been resolved as shown in the revised provisions appended to the s42A report.
- 10 However, I consider that changes are still required to the climate change response policy (DEV01-PSP:P18), relocated buildings, papakāinga and healthcare in the MRZ provisions (MRZ-PREC1-PSP:P14, MRZ-PREC1-PSP:R16 and MRZ-PREC1-PSP:R31 respectively), and the rule for offices in the NCZ (NCZ-PREC1-PSP:R30). I also consider that a number of changes are needed to assist with Plan useability, including the removal of the section titled '*Components of the Peacocke Structure Plan*' (ideally placing this text into a non-statutory Design Guide), terminology changes for the chapter introductory text and the removal of the Design Guides from the City Plan, along with removal of references to Design Guides in the assessment criteria. I consider that a comprehensive planning document should be required for both subdivision and landuse projects.
- 11 In terms of housing outcomes for Peacocke, I have focussed on the introduction of the Medium Density Residential Standards (MDRS) (Schedule 3A of the RMA), increased height allowances, appropriate density targets, residential unit sizes and housing typology in the centres, and suitable subdivision provisions.
- 12 To this end, I support the introduction of the MDRS through the submission process (rather than a variation process), I support the name change of the 'High Density Overlay' to the 'Increased Height Overlay' (IHO), I largely support the direction provided for housing typology in the centres. I consider that these revisions go some way to addressing density outcomes for the Peacocke Precinct.
- 13 However, I consider that a modest extension to the IHO should be adopted for land to the east/southeast of the LCZ, where the land has ready access to the centre, public transport and high amenity outdoor spaces. I consider that targeting 35 dwellings per hectare (net) (rather than 30 dwellings per hectare (net)) in the MRZ (outside the IHO) is not inconsistent with the Waikato Regional Policy Statement (WRPS) and the FutureProof Strategy 2022 (FutureProof) and lends itself better to those benefits associated with higher density housing. I consider that amendments are required to the minimum residential unit standard (MRZ-PREC1-PSP:R46, NCZ-PREC1-PSP:R51 and LCZ-PREC1-PSP: R45) and the minimum (vacant) lot size standard (SUB-PREC1-PSP:R17).

RESPONSE TO RECOMMENDATIONS ON KĀINGA ORA SUBMISSIONS – AGREEMENT

- 14 For completeness, I comment below on the Kāinga Ora submissions that have found some level of support from the council officers or have been recommended for rejection with reasonable justification. Except where the provisions have been recommended for deletion, I have used the revised numbering as per the updated provisions in Appendix B attached to the s42A report.

Submission to delete, recommendation to accept / accept in part

- 15 To support Plan clarity, Kāinga Ora sought that a number of provisions be deleted as they do not support the vision for the Peacocke Precinct. I support the recommendations of the reporting officer to accept these submissions and delete the provisions listed in **Appendix A**. I provide comment on two additional submission points below:

- a. MRZ-PREC1-PSP:O7 (notified numbering): This submission was recommended to be accepted by the reporting officer¹ but the recommendation has not been captured in the revised provisions. I support the reporting officer's recommendation and seek that the provisions be amended accordingly.
- b. MRZ-PREC1-PSP:R15, R16, R17: I consider that amendments to MRZ-PREC1-PSP:R3 and MRZ-PREC1-PSP:R15 have sufficiently addressed the deletion of R15 and R17 (notified numbering).

Submission to delete, recommendation to reject

16 There are several provisions that Kāinga Ora made submissions on seeking that they be deleted as they do not support the vision for the Peacocke Precinct. The reporting officer has recommended these submissions be rejected. I comment on each of these submission points below:

- a. MRZ-PREC1-PSP:O3: In light of agreed outcomes concerning the Increased Height Overlay and further discussions about ecological outcomes, I agree that development should be cognisant of outcomes in adjoining zones and therefore I support the reporting officers recommendation² to reject this submission.
- b. MRZ-PREC1-PSP:P11: Upon review, I support the reporting officer's recommendation³ to reject the submission as P11 addresses safety within the zone, while P12 addresses amenity within the zone.
- c. LCZ-PREC1-PSP:P1: The reporting officer has recommended⁴ revised wording of the policy. I support the revised wording of the policy but note that 'Precinct' needs to be added to the end of the policy (sentence). To this end, I consider that any reference (where appropriate) to 'Structure Plan' or 'Structure Plan Area' should be amended to 'Precinct'⁵ and / or 'Development Area'⁶ as these are the correct terms as determined by the National Planning Standards.

Submission to amend, recommendation to accept / accept in part

17 To support Plan clarity and outcomes, Kāinga Ora sought amendments to a number of objectives and policies to better serve the purpose of the Peacocke Precinct. I support the recommendations by the reporting officer to accept Kāinga Ora submissions and amend the wording of the provisions listed in **Appendix B**. I provide comment on several additional submission points below:

¹ Summary of Submissions and Recommendations, submission point 55.111

² Summary of Submissions and Recommendations, submission point 55.107

³ Summary of Submissions and Recommendations, submission point 55.135

⁴ Summary of Submissions and Recommendations, submission point 55.261

⁵ A precinct spatially identifies and manages an area where additional place-based provisions apply to modify or refine aspects of the policy approach or outcomes anticipated in the underlying zone(s).

⁶ A development area spatially identifies and manages areas where plans such as concept plans, structure plans, outline development plans, master plans or growth area plans apply to determine future land use or development. When the associated development is complete, the development areas spatial layer is generally removed from the plan either through a trigger in the development area provisions or at a later plan change.

- a. DEV01-PSP:O3 and DEV01-PSP:O4: I support the recommendations of the reporting officer⁷ to accept Kāinga Ora submissions on these objectives; however, I consider that reference to 'high density' should be amended to 'higher density' (given the general agreement reached about the intended outcomes for the Peacocke Precinct and name change for the High Density Overlay⁸ and which I provide further comment on in paragraphs 60 – 92 below). Broadly speaking, I support amending any 'high density' reference to 'higher density'.
- b. DEV01-PSP:P51: In addition to being amended, Kāinga Ora submitted⁹ that this policy should be relocated to the transport policies in Chapter 3A. The reporting officer appears to support this submission, but the policy remains under the 'Infrastructure Network' heading. I consider that the policy should be relocated under the 'Transport Network' heading to assist with Plan useability.
- c. Appendix 1.2.2.26: The reporting officer recommended that this submission be accepted¹⁰; however, the amendment has not been picked up in the revised provisions. I would support this revision.

Submission to amend, recommendation to reject

- 18 There are a number of provisions that Kāinga Ora made submissions on seeking that they be amended, but which the reporting officer has recommended the submissions be rejected. I comment on each of these submissions below:
- a. DEV01-PSP:P7: The reporting officer has advised¹¹ that the 'softer' wording for the establishment of higher density development adjoining the river and gully network is due to ecological reasons. I support this wording.
 - b. MRZ-PREC1-PSP:R9: On the basis that MRZ-PREC1-PSP:R3 provides for one (two and three) dwelling(s) on a site. I support the recommendation by the reporting officer to reject Kāinga Ora submission¹².
 - c. NCZ-PREC1-PSP:P2: I maintain that the amended wording proposed by Kāinga Ora is appropriate, but acknowledge that the notified wording is not incorrect in its statements, whereby the development standards proposed for the NCZ will ensure that the effects on adjoining residential land are not significant. I therefore support the reporting officer's recommendation¹³.
 - d. LCZ-PREC1-PSP:R28: The reporting officer has acknowledged that, while they present some design challenges, commercial places of assembly are a 'normal part' of a local centre and accordingly a restricted discretionary activity status has been recommended¹⁴. I support this recommendation.

⁷ Summary of Submissions and Recommendations, submission points 55.13 and 55.14

⁸ S42A Report, paragraph 7.14

⁹ Summary of Submissions and Recommendations, submission point 55.94

¹⁰ Summary of Submissions and Recommendations, submission point 55.401

¹¹ Summary of Submissions and Recommendations, submission point 55.45

¹² Summary of Submissions and Recommendations, submission point 55.152

¹³ Summary of Submissions and Recommendations, submission point 55.197

¹⁴ Summary of Submissions and Recommendations, submission point 55.301

Submission for new provisions, recommendation to accept / accept in part

- 19 To improve outcomes in the Peacocke Precinct, Kāinga Ora sought the addition of new provisions. I support the recommendations of the reporting officer¹⁵ to include provisions DEV01-PSP:O7, NOSZ-PREC1-P:O8 and NOSZ-PREC1-P:P19.

Submission to retain, recommendation to accept

- 20 Kāinga Ora sought that a number of provisions be retained as notified. I support the recommendations of the reporting officer to retain the proposed wording of the provisions listed in **Appendix C**.

Submission to retain, recommendation to accept in part

- 21 Kāinga Ora sought that a number of provisions be retained as notified. However, submissions by other submitters have resulted in amendments being recommended by the reporting officer. I support the recommended amendments to the provisions listed in **Appendix D**. I comment on two additional submissions below:
- a. MRZ-PREC1-PSP:P14: The reporting officer accepted Kāinga Ora submission in part¹⁶, but also accepted a submission made by the Director General of Conservation (DGC) (submission 38.45) to manage residential lighting adjacent to areas of bat habitat. The wording proposed by the DGC was 'high-value long-tailed bat habitats'; however, for Plan consistency, I consider that this should be amended to 'Significant Bat Habitat Areas'.
 - b. SUB-PREC1-PSP:P17: The reporting officer accepted Kāinga Ora submission in part¹⁷, but also accepted a submission made by The Adare Company (TAC) (submission 53.68). I support the amendment recommended by the reporting officer, but consider that reference to 'high density', should be amended to 'higher density'.

Submission to retain, recommendation to reject

- 22 There are a number of provisions that Kāinga Ora made submissions on seeking that they be retained as notified, but which the reporting officer has recommended the submissions be rejected. I comment on each of these submissions below:
- a. MRZ-PREC1-PSP:R26: The Ministry of Education sought to amend the objectives and policies to better provide for schools in the zone with a consequential activity status change. I support the recommendation¹⁸ of the reporting officer on the basis that I consider the proposed restrictions for establishing a school (specifically the additional setback, coverage and location standards) are appropriate.
 - b. NCZ-PREC1-PSP:R47 (notified numbering): The reporting officer has recommended¹⁹ that the rule be deleted. I agree with the reporting officer that other bulk and location provisions are suitable for managing the form of buildings in the NCZ.

¹⁵ Summary of Submissions and Recommendations, submission points 55.17, 55. 324, 55.326,

¹⁶ Summary of Submissions and Recommendations, submission point 55.138

¹⁷ Summary of Submissions and Recommendations, submission point 55.356

¹⁸ Summary of Submissions and Recommendations, submission points 24.3 and 55.171, although the recommendation of the officer was incorrectly recorded against submission 55.170.

¹⁹ Summary of Submissions and Recommendations, submission points 53.44 and 55.246

- c. SUB-PREC1-PSP:R22 (notified numbering): The reporting officer has recommended²⁰ the whole provision be deleted. During conferencing, the provisions relating to neighbourhood parks were discussed. I agree with the reporting officer²¹ that appropriate assessment criteria offer a better solution for locating and managing neighbourhood parks.
- d. Kāinga Ora made submissions to retain the definitions for Public Transport Station, Public Transport Station Catchments. I understand that these definitions are no longer relevant to the Peacocke Precinct, and I support their deletion.

RESPONSE TO RECOMMENDATIONS ON KĀINGA ORA SUBMISSIONS - DISAGREEMENT

- 23 Further to paragraphs 14 – 22 above, there are also a number of other submission points that I do not agree with the reporting officers' recommendation and that require brief consideration (before I move on to discuss Kāinga Ora key areas of concern), specifically:

Climate change policy

- 24 DEV01-PSP:P18: Kāinga Ora sought to retain this policy as notified; however the reporting officer has recommended amendments based on submission 30.19. I consider the addition to the policy to be poorly worded and suggest the following wording:

Development within the Peacocke ~~Precinct Structure Plan~~ considers responds to the effects of climate change, including maximising (where appropriate) planting in public spaces, including roads (for example shade trees), undertaking plantings on available green space and ~~consider any other measures that may be considered best practice.~~

- 25 I consider that planting should be maximised in public spaces (including roads) where appropriate. I consider that a 'catch all' best practice requirement should be included to acknowledge the evolving nature of the climate change response and the long-term development programme for the Peacocke Precinct.

Relocated buildings in the MRZ

- 26 MRZ-PREC1-PSP:P14: I do not support the notified wording of the rule on the basis that these are matters addressed by the Building Act 2004; however, I support the addition to the rule requiring that relocated buildings comply with the bulk and location standards for the zone. I consider that the wording of the rule should be amended as follows:

Activity Status: Permitted

Where the following are complied with:

PER-1

~~21. PREC1-P R36 – R48. PREC1-P R34 – R47~~

~~1. Any relocated building intended for use as a dwelling (excluding previously used accessory buildings) must have previously been designed, built and used as a dwelling.~~

~~2. A building inspection report shall accompany the application for a building consent. That report is to identify all reinstatement works that are to be completed to the exterior of the building.~~

~~3. All reinstatement work required by the building inspection report and the building consent to reinstate the exterior of any relocated dwelling shall be completed within six months of the building being delivered to the site. Reinstatement work is to include connections to all infrastructure services and closing in and ventilation of the foundations.~~

²⁰ Summary of Submissions and Recommendations, submission points 53.78 and 55.382

²¹ S42A report, paragraph 7.90

4. The proposed owner of the relocated building must certify that the reinstatement work will be completed within the six month period.

Papakāinga in the MRZ

- 27 MRZ-PREC1-PSP:R16: Kāinga Ora sought to amend this rule to provide for papakāinga as a permitted activity. The reporting officer has recommended that this submission be rejected²² on the basis that *'papakāinga are generally multi unit developments and should be consistent with the restricted discretionary activity status for 4 or more residential units under the MDRS and retirement villages'*. Given that MRZ-PREC1-PSP:R3 and MRZ-PREC1-PSP:R15 have been amended to acknowledge that housing intensity, rather than typology, should be controlled, it seems unreasonable that papakāinga should be restricted (noting that it is a housing typology). As such, I consider that MRZ-PREC1-PSP:R18 should also be deleted and R3 and R15 relied upon for papakāinga.
- 28 To clarify, I consider the comparison of papakāinga to retirement villages made by the reporting officer to be incorrect. Retirement villages (as provided for in the definition) provide additional (non-residential) support services, including administrative, healthcare and recreational services; while papakāinga development is residential housing notable for its connection to marae or other places of significance.

Healthcare services in the MRZ

- 29 MRZ-PREC1-PSP:R31: The reporting officer has recommended that the Kāinga Ora submission²³ regarding the activity status of healthcare services be rejected. I disagree with the reporting officer's recommendation. I consider that smaller healthcare services can be appropriate in the MRZ and a discretionary status will give the Council sufficient scope to assess the application. I note that some healthcare services, such as psychology or counselling practices, often benefit from a discreet residential location and a small (150m²) practice would have a negligible effect on residential cohesion. In fact, readily accessible healthcare services support community wellbeing by providing critical services in closer proximity to residents.

Offices in the NCZ

- 30 NCZ-PREC1-PSP:R30: The reporting officer has recommended that Kāinga Ora submission²⁴ (seeking a permitted activity status for offices) be rejected. To this end, I note that the City Plan defines offices as:

Means premises used for administration, consultation, or management of and shall include:

- a. Administrative offices for the purposes of managing the affairs of an organisation, whether or not trading is conducted.*
- b. Commercial offices such as banks, insurance agents, or real estate agents where trade (other than for the immediate exchange of money for goods) is transacted.*
- c. Professional offices such as the offices of accountants, solicitors, architects, engineers, surveyors, stockbrokers, and consultants where a professional service is available and carried out...*

²² Summary of Submissions and Recommendations, submission point 55.161

²³ Summary of Submissions and Recommendations, submission point 55.176

²⁴ Summary of Submissions and Recommendations, submission point 55.228

- 31 Further to this, I note that the explanation for the zone provides ‘for small scale commercial and community activities service’. The City Plan does not have a definition for ‘commercial services’, as such I have reviewed the Auckland Unitary Plan Operative in Part version 2022 which states that commercial services are ‘*businesses that sell services rather than goods. For example: banks, real estate agents, travel agents, dry cleaners and hair dressers*’.
- 32 On this basis, I consider that the zone anticipates commercial offices (as defined by the City Plan) and it is appropriate to provide for commercial offices as a permitted activity, while I agree that professional offices in the NCZ should retain a discretionary activity status (to avoid undermining the centres hierarchy). I recommend the following wording:

<u>NCZ-PREC1-PSP:RX</u>	<u>Commercial offices</u>	
<u>NCZ</u>	<u>Activity Status: Permitted</u> <u>Where the following are complied with:</u> <u>PER-1</u> <u>1. NCZ–PREC1-PSP:R46-R52</u>	<u>Activity Status where compliance is not achieved with PER-1:</u> <u>Restricted Discretionary</u> <u>Matters of discretion are restricted to:</u> <u>1. A - General</u>

<u>NCZ-PREC1-PSP:R30</u>	<u>Professional offices</u>	
<u>NCZ</u>	<u>Activity Status: Discretionary</u> <u>Where the following are complied with:</u> <u>DIS-1:</u> <u>1 The GFA is less than 250m² per site</u> <u>2 NCZR46-R52</u>	<u>Activity Status where compliance not achieved with DIS-1: Non-Complying</u> <u>Activity Status where compliance not achieved with DIS-2: Not applicable</u>

PLAN FORMAT, CONTENTS AND PROCESSES

- 33 Plan Change 5 has resulted in amendments to many of the City Plan chapters, as well as the addition of new chapters, notably Chapter 3A in the City Plan. The level of change and detail is commensurate with the scale of the Peacocke Precinct. Notwithstanding that, I have concerns about the approach that the Council has taken that I discuss below.

Chapter 3A

- 34 Chapter 3A sets out the overarching vision, objectives and policies for the Peacocke Precinct. I raise no issues with the format or structure of these elements of Chapter 3A. I do however have a concern with the section titled ‘*Components of the Peacocke Structure Plan*’ (the components section’).
- 35 Having attended conferencing, I understand that the components section is supported by most (if not all) other submitters and their experts due to the clarification and interpretation guidance that it provides for Plan users. I appreciate that some guidance is appropriate (particularly for a project of this scale), however the components section comprises potentially 10 pages (once deletions are removed) of explanatory text that has no statutory weighting. In my experience, a brief purpose or vision is sufficient (I discuss this further in paragraphs 37 and 38) with robust objectives, policies and rules.

- 36 Assuming that the information is explanatory only (i.e. there are no critical matters that require inclusion as objectives or policies), I do not support the inclusion of the components section and consider that these can be dealt with in several ways:
- a. Craft the components section as (streamlined) ‘principle reasons’ or ‘anticipated environmental results’, which are provided for in the National Planning Standards. They would still have no legal effect but would be in accordance with national planning guidance.
 - b. Remove the components from Chapter 3A and include in a non-statutory Design Guide (discussed further in paragraph xxx) to sit outside of the City Plan.

Chapter introductory text

- 37 Each of the new chapters relevant to the Peacocke Precinct (specifically 3A, 4A, 6A, 6B and 23A) begin with some introductory or explanatory text. Kāinga Ora made submissions²⁵ seeking to amend the title of these chapter introductions (to ‘Purpose’), but the reporting officer recommended that these submissions be rejected on the basis that this is inconsistent with the National Planning Standards. To this end I note that:
- a. The title for each of these sections across the five chapters identified are variable. Chapter 3A has ‘Overview and Vision’ (and then a second ‘Vision’ heading), Chapters 4A, 6A and 6B have ‘Issues’ and Chapter 23A has ‘Purpose’.
 - b. The ‘Issues’ section in Chapters 4A, 6A and 6B do not read like issues.
 - c. Section 10 of the National Planning Standards set out the format standards. They direct that (*emphasis added*) ‘unless otherwise stated, if a type of provision listed below is used, the title must be used, in the order shown and the provisions must be located beneath the title...Regional plans/district plans Issues (if stated) Objectives Policies Rules (if any) Methods other than rules (if stated) Principal reasons (if stated) Anticipated environmental results (if stated)’. Meaning that, if issues are not stated, then the title is not required.
 - d. My experience²⁶ with plans developed under the National Planning Standards is that a short introductory section is included at the beginning of each chapter.
- 38 I therefore support the retitling of the introductory text in Chapters 3A, 4A, 6A, 6B and 23 to either ‘Overview’ ‘Purpose’ or ‘Introduction’. I do not support the title ‘Issues’, as this does not represent the contents of the text.

Design Guides

- 39 Appendix 1 to the City Plan (District Plan Administration) includes Design Guides. Plan Change 5 has amended this chapter to include a Peacocke Local Centre Design Guide (the Design Guide). I have no concerns with the contents of the Design Guide, which I understand has been substantially revised as a result of consultation between TAC and the Council.
- 40 I do however consider that a Design Guide is in effect ‘best practice’ guidance and is therefore limited by its inclusion in the City Plan. By placing a Design Guide in the District Plan it can only be amended by way of a Schedule 1 process, which is cumbersome, time consuming and expensive. I consider that, for a 20 or 30 year development process, it is more appropriate for a Design Guide to sit outside the Plan (and be incorporated by way of reference), so that the guidance can be updated to truly reflect best practice. Urban

²⁵ Summary of Submissions and Recommendations, submission points 55.104, 55.192 and 55.251

²⁶ Proposed Waikato, Selwyn and New Plymouth District Plan, Draft Timaru and Kaipara District Plans

development is a constantly evolving practice and I consider it inappropriate for its design to be 'trapped in time'.

- 41 As there are no suitable Design Guides in the City Plan to support the medium and higher density outcomes anticipated in Peacocke, I consider the same approach could be taken for the Chapter 3A components section, whereby they are drafted into a Design Guide and sit outside the City Plan (and be incorporated by way of reference) and development in the zone is supported by clear assessment criteria.
- 42 Overall, I consider Design Guides to be a poor proxy for good planning. A good planning outcome is the drafting of effective assessment criteria which distil key outcomes (without reference to Design Guides) for the centres and the MRZ. I support this approach for the Peacocke Precinct. To this end, I generally support the proposed assessment criteria; however, references to Design Guides should be deleted and referred to as a guidance note(s) and additional assessment criteria added as required.

Comprehensive development planning

- 43 In submissions²⁷, Kāinga Ora sought amendments to Appendix 1, Section 1.2.2.2.1 requiring a Comprehensive Design Plan to be prepared for all subdivision and land use in the Peacocke Precinct (as a replacement to the current requirement for a concept plan for only subdivision) to be supported by suitable reference in the zone policies to a comprehensive approach²⁸. To clarify, I have no concern about the terminology or title of the comprehensive planning document to be required (e.g. master plan, comprehensive development plan, concept plan etc). While I acknowledge that they potentially all lend themselves to slightly different forms of detail, it is the upfront planning of a development area that I am concerned with.
- 44 The notified provisions of Appendix 1, Section 1.2.2.2.1 require a comprehensive planning exercise for subdivisions only. As notified / revised, the City Plan has no requirement for land developers to provide a comprehensive planning document for land use. I consider that this is inconsistent with SUB-PREC1-PSP:P9, which has been revised (in line with submissions by Kāinga Ora²⁹) to encourage subdivision to follow land use, as this practice achieves the most efficient use of the land).
- 45 I disagree with the reporting officer's recommendation to reject Kāinga Ora submission. I consider that Appendix 1, Section 1.2.2.2.1 should be amended to require a comprehensive planning document to also be prepared for land use applications. I think this requirement is particularly relevant for superlots, that may be carved off during a subdivision process 'to be dealt with later'. However, if development of these superlots were to occur ahead of subdivision (and unit titled after), there would be no requirement for the developer to prepare a comprehensive planning document.
- 46 I also consider that a comprehensive planning document gives better oversight as to how densities will hit targets over an extended development period (I discuss this further in paragraphs 71 – 77 below).

²⁷ Summary of Submissions and Recommendations, submission point 55.399

²⁸ DEV01-PSP:P1 and MRZ-PREC1-PSP:P9

²⁹ Summary of Submissions and Recommendations, submission points 55.348

LOCAL CENTRE ZONE

- 47 As a consequence of seemingly inadequate target densities set by DEV01-PSP:P14 (notified numbering), Kāinga Ora challenged whether the Local Centre Zone was sufficient for the intended population of Peacocke.
- 48 Having reviewed the 'Peacocke Local Centre Concept – August 2022' prepared by The Adare Company with input from their retail economist (Mr Richard Bowker), I am comfortable with the status of the centre as a Local Centre Zone.
- 49 As noted by the reporting officer³⁰, Kāinga Ora withdraw their submissions³¹ challenging the status of the Local Centre Zone.

EARTHWORKS PROVISIONS

- 50 Through submissions³², Kāinga Ora sought the inclusion of an Earthworks Overlay to indicate those areas of Peacocke where more sympathetic earthworks are required to respect the natural topography of the land (as described in proposed provisions DEV01-PSP:O11, DEV01-PSP:P24, Objective 25.2.2.2, Policy 25.2.2.2e and Appendix 1.3.3).
- 51 During conferencing, Council confirmed that it was not the intention to restrict earthworks within Peacocke and prioritise landform over medium and higher density housing outcomes. I agree with the reporting officer³³ that amendments to the relevant provisions (to remove reference to 'sympathetic earthworks') is an appropriate response to provide clarity to Plan users and support medium and higher residential outcomes.
- 52 I agree with the reporting officer's³⁴ recommendations to reject the consequential amendments sought by Kāinga Ora to DEV01-PSP:O6 and Policy 25.2.2.2e.

ROADING

- 53 Kāinga Ora made submissions³⁵ seeking that the minimum width of collector and local roads be reduced to 18m and 15m respectively. The reporting officer has recommended that these submissions be rejected.
- 54 As a means of ensuring that the neighbourhoods are not traffic dominated environments and that land is not unnecessarily allocated to roads, I support the amendment to SUB-PREC1-PSP:R23 and Table 15 – 6b, which includes a new Neighbourhood Street road category. These streets will serve up to 20 units or be up to 100m long and have a recommended minimum carriage width of 14.3m.

³⁰ S42A Report, paragraph 7.22

³¹ Summary of Submissions and Recommendations, submission points 55.14 (in part), 55.49, 55.50, 55.51, 55.53

³² Summary of Submissions and Recommendations, submission points 55.3, 55.56, 55.404

³³ S42A Report, paragraphs 7.77 and 7.118

³⁴ Summary of Submissions and Recommendations, submission points 55.16 and 55.386

³⁵ Summary of Submissions and Recommendations, submission point 55.411

BAT PROTECTION

- 55 Kāinga Ora made submissions on a range of bat related provisions, but primarily sought to ensure that any bat related provisions were no more restrictive than the Environment Court's WestonLea decision³⁶, and that any lighting provisions were cognisant of community safety.
- 56 I support the recommendations of the reporting officer to accept Kāinga Ora submissions and amend Policy 25.6.2.2(a) and 25.6.2.2(b) and the related explanation to acknowledge that public safety, as well as protecting bat habitat from adverse lighting effects, is a key consideration when designing and locating lighting in Peacocke.
- 57 Without technical ecological support, I am unable to comment on the ecological appropriateness of many of provisions incorporated into the Peacocke Precinct to address the protection of bats, or more specifically significant habitat for the indigenous long tail bat.
- 58 From a planning perspective, I consider that any bat related provisions should be cognisant of the medium to higher density outcomes planned for Peacocke, do not unnecessarily result in an inefficient use of land and lastly, ensure a balance of outcomes (both landuse and ecological) in the Peacocke Precinct. I understand that there was general agreement amongst the experts that attended conferencing on the 24th of August, that a wider landscape approach should be adopted for bat management. If this approach results in a more efficient use of land in Peacocke, then I would support this approach.

OPPORTUNITY FOR BETTER HOUSING OUTCOMES

- 59 The Peacocke Precinct is anticipated to be a medium and higher density urban growth cell. There are a number of planning opportunities to support appropriate density outcomes within the Peacocke Precinct. I discuss these below.

MDRS requirements

- 60 I support the introduction of the MDRS into Chapters 4A and 23A of Plan Change 5 and the use of the submission process to achieve this. I acknowledge feedback³⁷ from Council representatives that legal input has confirmed that it was appropriate to use the submission process (rather than a variation process). I also acknowledge confirmation from Mr Roberts³⁸ that Plan Change 12 to the City Plan excludes the Peacocke Precinct. I understand this to mean that the Peacocke Precinct provisions need to give effect to Schedule 3A of the RMA independently of the remainder of the Plan.
- 61 To this end, I support the inclusion of MRZ-PREC1-PSP:OA and amended MRZ-PREC1-PSP:OB which acknowledges the additional height allowance in the Increased Height Overlay. I support the consequential deletion of MRZ-PREC1-PSP:O5 (notified numbering).
- 62 I support the inclusion of MRZ-PREC1-PSP:PA, PB, PC, PD, PE, MRZ-PREC1-PSP:R36, R38, R39.1, R40.1, R41 and R42, SUB-PREC1-PSP:R4, R5, and R6 pursuant to the MDRS. I also support the consequential changes to and SUB-PREC1-PSP:R7, R8, R9 and R19.
- 63 There are other changes to the MRZ provisions that have been shown in blue text but are not a requirement of the MDRS, including:

³⁶ 2020-NZEnvC-189-Weston-Lea-Limited-v-Hamilton-City-Council

³⁷ Joint Witness Statement: Planning (MDRS/Density), section 3.1

³⁸ Joint Witness Statement: Planning (MDRS/Density), section 3.1

- a. I do not support MRZ-PREC1-PSP:R39.2³⁹. I do not consider that it is necessary to setback the upper portion of buildings (over 12m and up to 16m) in the Increased Height Overlay. I consider that this unnecessarily reduces residential floor area in an area which is already signalled for higher buildings. I do not consider that an additional 4m in building height (over what is permitted in the MRZ) will adversely affect amenity outcomes in the Peacocke Precinct.
- b. I do not support MRZ-PREC1-PSP:R47⁴⁰. I do not consider that setbacks are required between buildings on the same site, particularly when there are (mandated) outdoor living space and outlook space requirements. I consider that this will unnecessarily reduce density outcomes.

High Density Overlay

- 64 The notified Plan Change 5 included a High Density Overlay (HDO) to provide for increased height in locations adjoining and nearby the LCZ, the NCZ, schools, passenger transport corridors and zoned open space.
- 65 In submissions⁴¹, Kāinga Ora opposed the HDO and submitted that a more effective tool would be the use of a High Density Zone (HDZ). In addition, Kāinga Ora sought that the extent of the HDZ be larger than shown in the HDO. A copy of the map showing the HDZ (provided with Kāinga Ora original submission) is included in **Appendix E**.
- 66 Following the release of Plan Change 12 (Enabling Housing Supply), Council revised their expectations as to what constitutes 'high density'⁴², where high density development is being encouraged in the City Centre (with unlimited height) and around the City Centre (up to six stories), and intensification in other locations is described as medium density (up to five stories)⁴³. To address the discrepancy between the high density allowances in Plan Change 12 and the HDO, the reporting officer has recommended⁴⁴ that the HDO be renamed to 'Increased Height Overlay' (IHO).
- 67 I acknowledge that neither the notified HDO nor the HDZ proposed by Kāinga Ora are 'high density' in the context of other intensification objectives within the City. I therefore support the recommendation of the reporting officer.
- 68 With regards to increasing the extent of the IHO, the reporting officer has recommended⁴⁵ that Kāinga Ora submission be rejected on the grounds that *'no consideration has been made by Kainga Ora with regards to the topography of the area when selecting the area to be included. The majority of the area identified is proposed to be zoned as Natural Open Space. This zone covers a steeply incised gully network and the banks of the Waikato River. This proposed zoning also aligns with the approved consent for the Amberfield development. The area proposed for inclusion on the western side of Peacocke Road is some of the steepest topography in Peacocke and was the reasoning behind why it was not included in the notified version of the High Density Overlay (Increase Height Overlay)'*.

³⁹ Summary of Submissions and Recommendations, submission point 55.182

⁴⁰ Summary of Submissions and Recommendations, submission point 55.189

⁴¹ Summary of Submissions and Recommendations, submission point 55.1

⁴² Pers comm Lezel Botha (Principal planner, Kāinga Ora)

⁴³ Plan Change 12, S32 Evaluation Report, Overview Report

⁴⁴ S42A Report, paragraph 7.14

⁴⁵ S42A Report, paragraph 7.15

- 69 These comments are acknowledged, and Kāinga Ora has prepared a map (**Appendix F**) revising the extent of the IHO to take into account the topographical and other constraints identified by the reporting officer. The revised map still includes the area to the southeast of the LCZ across the gully.
- 70 I support this modest extension of the IHO and consider it appropriate. This area is not topographically constrained, will be well connected by two bridges to the west, is a walkable distance to the LCZ and public transport and I consider it to be a desirable location in close proximity to the Waikato River. On this basis, this location would give effect to the NPSUD (specifically Objectives 3a, 3b, 3c and 8a and Policies 1c, 1e, and 3d), Policy 6.1 of the Waikato Regional Policy Statement (specifically Principles (c), (e) and (i) in Schedule 6A) and proposed MRZ-PREC1-PSP:O4 and proposed MRZ-PREC1-PSP:P1.

DEV01-PSP:P8 (Density)

- 71 In submissions, Kāinga Ora sought substantial increases to the minimum densities set out in DEV01-PSP:P14 (notified numbering) to better reflect the vision for the Peacocke Precinct. Kāinga Ora consider that higher targets are appropriate for a Tier 1 Council. The reporting officer has recommended that Kāinga Ora submission be rejected⁴⁶.
- 72 A revision to this policy was discussed during conferencing, with general agreement amongst most experts to support the revised wording as follows:
- Development of the Peacocke Structure Plan area should aim to achieve a minimum overall net residential density (excludes roads and open space) of 30 dwellings per hectare other than in the Increased Height Overlay area which, in recognition of the additional height enabled, should aim to achieve a minimum overall net residential density of 45 dwellings per hectare.*
- 73 I generally support the revised wording, except for the lower figure (outside the IHO) which I consider should be amended from 30 dwellings per hectare to 35 dwellings per hectare. I note the following:
- a. Peacocke is a rare greenfield opportunity that will be built out over the next 30+ years.
 - b. The District Plan, including Plan Change 5, is required to give effect to the WRPS. The WRPS has recently been amended in accordance with the NPSUD to include housing bottom lines (Objective 3.27).
 - c. The housing bottom lines recognise that Hamilton City has development capacity for 43,100 dwellings to 2050, of which Peacocke is expected to deliver approximately one fifth (8000 homes)⁴⁷.
 - d. The WRPS is informed by FutureProof. FutureProof has recently been revised to take into account the NPSUD. Further changes to the WRPS are in progress to reflect the outcomes of FutureProof.
 - e. The WRPS has a target density of 16 dwellings per hectare in Peacocke⁴⁸. FutureProof sets a net target density of 30-45 dwellings per hectare to be achieved over time in Peacocke⁴⁹.

⁴⁶ S42A Report, paragraph 7.17

⁴⁷ <https://hamilton.govt.nz/your-council/news/growing-hamilton/whats-the-plan-for-peacocke>

⁴⁸ Waikato Regional Policy Statement, Policy 6.15

⁴⁹ FutureProof Strategy, Table 6: Intensification targets within urban enablement areas

- f. A planning document would still give effect to a higher order document if it included provisions that exceeded targets set by the higher order document.
- g. The majority of the land within Peacocke is zoned MRZ and is not subject to the IHO.
- h. The revision to the bat protection provisions, including the potential identification of further Significant Bat Habitat Area⁵⁰, will likely reduce both achievable densities and the developable land within Peacocke.
- i. Medium density housing is typically in the order of 50 dwellings per hectare.

- 74 Based on the above, I consider ‘reach’ targets, that are higher than the targets set by FutureProof, are appropriate for the MRZ. I think it is appropriate that the planning framework maintains pressure on the density targets, as there are a number of forces that will continually undercut the targets, including a reluctant Hamilton market and ecological constraints.
- 75 I acknowledge that FutureProof has provided a target density range ‘to be achieved over time’; however, setting a lower density limit that is higher than the FutureProof still satisfies the Council’s statutory requirement to give effect to the WRPS (acknowledging that the WRPS is being amended to reflect the outcomes of FutureProof).
- 76 I note that the City Plan does offer a consenting pathway for developments that do not achieve the density minimums. This pathway will exist regardless of whether the minimum is set at 30 or 35; however, for the reasons I have set out above I consider that a minimum of 35 dwellings per hectare in the MRZ (outside the IHO) is appropriate.
- 77 Lastly, I also think that it is important to reiterate the benefits of higher density communities, specifically the efficient use of land (which reduces the loss of productive land), servicing and public transport costs are reduced (spread over a larger number of people, patronised by a larger number of people), property costs tend to be lower (smaller lot sizes), greater vitality, diversity and access to services (more shops are viable as population increases), and isolation and social exclusion reduces (particularly with the availability of public transport).

Maximum building height provisions

- 78 Increasing building heights in appropriate locations enables greater housing choice (typology and location), differentiates the centres and higher density nodes and increases populations in close proximity to amenities.
- 79 I support the recommendation⁵¹ of the reporting officer to retain the 12m height limit in the MRZ (acknowledging that this is greater than provided for by the MDRS) and the 16m height limit in the IHO.
- 80 I support the recommendation⁵² of the reporting officer and Mr Munro to increase the maximum permitted height in the LCZ to 24m but limit height to 16m in areas of the LCZ within 30m of any Residential or Open Space Zone.
- 81 I support the recommendation⁵³ of the reporting officer and Mr Munro to increase the maximum permitted height in the NCZ to 16m.

⁵⁰ Joint Witness Statement, Planning and Bats

⁵¹ S42A Report, paragraph 7.20(3)

⁵² S42A Report, paragraphs 7.35 and 7.36

⁵³ S42A Report, paragraphs 7.43

Residential unit sizes

- 82 Rules MRZ-PREC1-PSP:R46, NCZ-PREC1-PSP:R51 and LCZ-PREC1-PSP:R45 specify the minimum residential unit sizes permitted, being 35m², 45m², 55m² and 90m² for a studio, one, two and three+ bedroom unit respectively. In submissions, Kāinga Ora sought to reduce the sizes to 30m² and 45m² for a studio and one+ bedroom unit respectively; the reporting officer recommended that this submission be rejected⁵⁴.
- 83 I consider that reducing the minimum unit size for studios (from 35m² to 30m²) increases the potential density yield without significantly compromising residential amenity, while reducing the minimum unit size for one, two and three+ bedrooms (from 45m², 55m² and 90m² to 45m²) will increase developer opportunity to meet the market. Accordingly, I consider the minimum permitted unit size should be reduced in line with the submission made by Kāinga Ora.
- 84 I consider access to high quality open spaces is key to supporting smaller unit sizes.

Residential dwellings in centres

- 85 The revised cap to commercial activities in both the LCZ and the NCZ raised concerns about the efficient use of the remaining zoned land. During conferencing, it was generally agreed that allowing residential activity to ground floor in the centres, but outside the core, was appropriate.
- 86 While, I do not typically support controlling residential typologies, in this instance I generally support the provisions for the NCZ (specifically NCZ-PREC1-PSP:R22, R26, R27, R28 and R51) and the LCZ (specifically LCZ-PREC1-PSP:R21, R36 and R37) in that they support suitable residential outcomes in centres where, if left uncontrolled, could result in a perverse outcome with single detached dwellings within the centres (outside the core) which is counter to the preferred density and height outcomes.
- 87 I consider that further refinement of LCZ-PREC1-PSP:R38 is required, such that Terrace Dwellings (Peacocke Precinct) inside the 24m height area are also non-complying, as this typology is not typically constructed to these heights. I recommend the following amendment

⁵⁴ Summary of Submissions and Recommendations, submission points 55.190

LCZ-PREC1-PSP:R38	Terrace dwellings (Peacocke Precinct)		
LCZ	<p>Activity Status: Discretionary</p> <p>Where the following are complied with:</p> <p>DIS-1:</p> <p>1. LCZ-PREC1-PSP:R40-R48.</p> <p>DIS 2:</p> <p>1. Are located outside of the Primary and Secondary Frontages</p> <p>2. <u>Are located outside of the 24m height limit</u></p>	Activity Status where compliance is not achieved with DIS-1: Discretionary	Activity Status where compliance is not achieved with DIS-2: Non-Complying

88 With regards to the new assessment criteria (P4(e)) that have been included to address residential development in the centres, I generally support this, but consider that the following changes should be made (as shown in underline and strikethrough):

For Residential Units located on the ground floor within Business Centres, whether:

- i. *The location is on the fringe of the centre zone and* ~~*In the LCZ, lower form residential development (terrace dwellings) is immediately adjacent to the residential zone.*~~
- ii. *The development is located outside of the core area of the centre and any identified primary and secondary frontages.*
- iii. *Evidence from a suitably qualified person has been provided that establishes that there is no need for the location proposed to meet the future commercial needs of the community.*
- iv. *The development proposes the maximum viable density, having regard to the 45 dwelling per hectare (net) anticipated in the Increased Height Overlay.*
- v. *The development supports the viability-vibrancy and vitality of the Local Centre*

89 I consider that these amendments support the efficient use of the land, reinforce density targets for Peacocke and appropriately locate residential development (having regard to typical typology form).

Subdivision

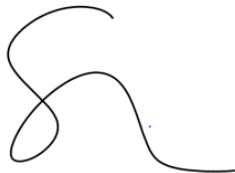
90 Kāinga Ora sought amendments⁵⁵ to the rule controlling minimum lot size for vacant sites (SUB-PREC1-PSP:R17). Specifically, they sought a minimum lot size of 1200m² to avoid foreclosing higher density development due to subdivision of land into smaller lots. The reporting officer recommended that this submission be rejected. I disagree with the reporting officer's recommendation.

⁵⁵ Summary of Submissions and Recommendations, submission point 55.375

- 91 Larger lot sizes support comprehensive development of the site, enable land to be used more efficiently, increasing densities and opportunities for shared amenities, while smaller sites lend themselves to standalone detached dwellings that do not support the overall vision for Peacocke. I therefore support a minimum 1200m² minimum lot size (for vacant sites) in the MRZ.

CONCLUSION

- 92 By-in-large, I support the revised provisions (appended to the s42A report) for the Peacocke Precinct.
- 93 I consider that changes are required to the climate change response policy, relocated buildings, papakāinga and healthcare in the MRZ provisions, and provisions for offices in the NCZ. I also consider that a number of changes are needed to the Plan Change 5 documents to assist with Plan useability. I consider changes are required to the extent of the IHO, the minimum density target in the MRZ (outside the IHO), the minimum residential unit standard and the minimum (vacant) lot size standard to support better housing outcomes in the Peacocke Precinct.



Susannah Vrena Tait

16 September 2022

APPENDIX A

Provisions to be deleted based on submissions by Kāinga Ora⁵⁶

Chapter 3A

DEV01-PSP:O1 – DEV01-PSP:O5, DEV01-PSP:O17, DEV01-PSP:O23, DEV01-PSP:O24, DEV01-PSP:P2, DEV01-PSP:P3, DEV01-PSP:P8 – DEV01-PSP:P11, DEV01-PSP:P22, DEV01-PSP:P24, DEV01-PSP:P29, DEV01-PSP:P33, DEV01-PSP:P34, DEV01-PSP:P56, DEV01-PSP:P57, DEV01-PSP:P58, DEV01-PSP:P63 – DEV01-PSP:P65, DEV01-PSP:P67, DEV01-PSP:P69, DEV01-PSP:P70.

Chapter 4A

MRZ-PREC1-PSP:O6⁵⁷ (shown as MRZ-PREC1-PSP:O7 in revised provisions), MRZ-PREC1-PSP:O10⁵⁸ (shown as MRZ-PREC1-PSP:O11 in revised provisions), MRZ-PREC1-PSP:P9, MRZ-PREC1-PSP:P11, MRZ-PREC1-PSP:P12, MRZ-PREC1-PSP:P13, MRZ-PREC1-PSP:P14, MRZ-PREC1-PSP:P16, MRZ-PREC1-PSP:P17, MRZ-PREC1-PSP:R44.

Chapter 6A

NCZ-PREC1-PSP:P6.

Chapter 6B

LCZ-PREC1-PSP:P1 – LCZ-PREC1-PSP:P4.

⁵⁶ Summary of Submissions and Recommendations, submission points 55.6, 55.7, 55.8, 55.9, 55.10, 55.23, 55.29, 55.30, 55.34, 55.35, 55.40, 55.41, 55.42, 55.43, 55.54, 55.61, 55.63, 55.65, 55.66, 55.88, 55.89, 55.90, 55.95, 55.96, 55.97, 55.99, 55.101, 55.102, 55.110, 55.114, 55.126, 55.128, 55.129, 55.130, 55.131, 55.133, 55.134, 55.188, 55.201, 55.257, 55.258, 55.259, 55.260,

⁵⁷ This is the numbering in the proposed Plan Change

⁵⁸ This is the numbering in the proposed Plan Change

APPENDIX B

Amended provisions based on Kāinga Ora submissions⁵⁹

Chapter 3A

DEV01-PSP:O1, DEV01-PSP:O5, DEV01-PSP:O8, DEV01-PSP:O12, DEV01-PSP:O14, DEV01-PSP:P2, DEV01-PSP:P3, DEV01-PSP:P4, DEV01-PSP:P5, DEV01-PSP:P16 (including amendments sought by others), DEV01-PSP:P20, DEV01-PSP:P21, DEV01-PSP:P32, DEV01-PSP:P36, DEV01-PSP:P45, DEV01-PSP:P48, DEV01-PSP:P52.

Chapter 4A

MRZ-PREC1-PSP:O1, MRZ-PREC1-PSP:O4, MRZ-PREC1-PSP:O9, MRZ-PREC1-PSP:P1, MRZ-PREC1-PSP:P2, MRZ-PREC1-PSP:P6, MRZ-PREC1-PSP:P7, MRZ-PREC1-PSP:P12, MRZ-PREC1-PSP:P17, MRZ-PREC1-PSP:P18.

Chapter 6A

NCZ-PREC1-PSP:P5, NCZ-PREC1-PSP:R3, NCZ-PREC1-PSP:R13, NCZ-PREC1-PSP:R21, NCZ-PREC1-PSP:R26, NCZ-PREC1-PSP:R43, NCZ-PREC1-PSP:R44, NCZ-PREC1-PSP:R47.

Chapter 6B

LCZ-PREC1-PSP:O1, LCZ-PREC1-PSP:R3, LCZ-PREC1-PSP:R20, LCZ-PREC1-PSP:R41.

Chapter 23A

SUB-PREC1-PSP:O7, SUB-PREC1-PSP:P9.

District Plan Administration

Appendix 1.2.2.25, Appendix 1.3.3(P3).

⁵⁹ Summary of Submissions and Recommendations, submission points 55.15, 55.18, 55.22, 55.25, 55.36, 55.37, 55.38, 55.39, 55.55, 55.59, 55.70, 55.73, 55.77, 55.91, 55.98, 55.100, 55.105, 55.108, 55.114, 55.118, 55.119, 55.123, 55.124, 55.136, 55.141, 55.142, 55.146, 55.200, 55.204, 55.214, 55.222, 55.227, 55.242, 55.242, 55.252, 55.276, 55.293, 55.313, 55.336, 55.348, 55.400.

APPENDIX C

Provisions to be retained as notified based on Kāinga Ora submissions⁶⁰

Chapter 3A

DEV01-PSP:O9, DEV01-PSP:O10, DEV01-PSP:O13, DEV01-PSP:O15 – DEV01-PSP:O17, DEV01-PSP:O18, DEV01-PSP:O19, DEV01-PSP:P6, DEV01-PSP:P14, DEV01-PSP:P25, DEV01-PSP:P30, DEV01-PSP:P31, DEV01-PSP:P33, DEV01-PSP:P34, DEV01-PSP:P14, DEV01-PSP:P37, DEV01-PSP:P38, DEV01-PSP:P40 – DEV01-PSP:P47, DEV01-PSP:P49.

Chapter 4A

MRZ-PREC1-PSP:O2, MRZ-PREC1-PSP:O7, MRZ-PREC1-PSP:O8, MRZ-PREC1-PSP:P3, MRZ-PREC1-PSP:P8, MRZ-PREC1-PSP:P10, MRZ-PREC1-PSP:P13, MRZ-PREC1-PSP:P15, MRZ-PREC1-PSP:P16, MRZ-PREC1-PSP:R1, MRZ-PREC1-PSP:R2, MRZ-PREC1-PSP:R4 – MRZ-PREC1-PSP:R8, MRZ-PREC1-PSP:R10 – MRZ-PREC1-PSP:R13, MRZ-PREC1-PSP:R17, MRZ-PREC1-PSP:R19 – MRZ-PREC1-PSP:R25, PREC1-PSP:R27 – MRZ-PREC1-PSP:R30, MRZ-PREC1-PSP:R32, MRZ-PREC1-PSP:R47

Chapter 6A

NCZ-PREC1-PSP:O1 – NCZ-PREC1-PSP:O3, NCZ-PREC1-PSP:P1, NCZ-PREC1-PSP:P3, NCZ-PREC1-PSP:P4, NCZ-PREC1-PSP:R1, NCZ-PREC1-PSP:R2, NCZ-PREC1-PSP:R4 – NCZ-PREC1-PSP:R12, NCZ-PREC1-PSP:R14 – NCZ-PREC1-PSP:R20, NCZ-PREC1-PSP:R23 – NCZ-PREC1-PSP:R25, NCZ-PREC1-PSP:R31 – NCZ-PREC1-PSP:R40, NCZ-PREC1-PSP:R48 – NCZ-PREC1-PSP:R50, NCZ-PREC1-PSP:R52

Chapter 6B

LCZ-PREC1-PSP:O2 – LCZ-PREC1-PSP:O5, LCZ-PREC1-PSP:P2 – LCZ-PREC1-PSP:P12, LCZ-PREC1-PSP:R1, LCZ-PREC1-PSP:R2, LCZ-PREC1-PSP:R4 – LCZ-PREC1-PSP:R19, LCZ-PREC1-PSP:R23 – LCZ-PREC1-PSP:R27, LCZ-PREC1-PSP:R29 – LCZ-PREC1-PSP:R37, LCZ-PREC1-PSP:R42 – LCZ-PREC1-PSP:R45, LCZ-PREC1-PSP:R48.

Chapter 15A

NOSZ-PREC1-P:O1 – NOSZ-PREC1-P:O6, NOSZ-PREC1-P:P1 – NOSZ-PREC1-P:P17, NOSZ-PREC1-P:R1 – NOSZ-PREC1-P:R37

Chapter 23A

SUB-PREC1-PSP:O1 – SUB-PREC1-PSP:O5, SUB-PREC1-PSP:O8, SUB-PREC1-PSP:P1, SUB-PREC1-PSP:P3, SUB-PREC1-PSP:P6 – SUB-PREC1-PSP:P8, SUB-PREC1-PSP:P10 – SUB-PREC1-

⁶⁰ Summary of Submissions and Recommendations, submission points 55.19, 55.20, 55.24, 55.26, 55.27, 55.28, 55.31, 55.32, 55.44, 55.52, 55.64, 55.71, 55.72, 55.74, 55.75, 55.78, 55.79, 55.81, 55.82, 55.83, 55.84, 55.85, 55.86, 55.87, 55.92, 55.106, 55.112, 55.113, 55.120, 55.125, 55.132, 55.137, 55.139, 55.140, 55.144, 55.145, 55.147, 55.148, 55.149, 55.150, 55.151, 55.153, 55.154, 55.155, 55.156, 55.162, 55.164, 55.165, 55.166, 55.167, 55.168, 55.169, 55.170, 55.172, 55.173, 55.174, 55.175, 55.177, 55.184, 55.193, 55.194, 55.195, 55.196, 55.198, 55.199, 55.202, 55.203, 55.205, 55.206, 55.207, 55.208, 55.209, 55.210, 55.211, 55.212, 55.213, 55.215, 55.216, 55.217, 55.218, 55.219, 55.220, 55.221, 55.224, 55.225, 55.226, 55.229, 55.230, 55.231, 55.232, 55.233, 55.234, 55.235, 55.236, 55.237, 55.238, 55.239, 55.240, 55.245, 55.247, 55.248, 55.250, 55.253, 55.254, 55.255, 55.256, 55.262, 55.263, 55.264, 55.265, 55.266, 55.267, 55.268, 55.269, 55.270, 55.271, 55.272, 55.274, 55.275, 55.277, 55.278, 55.279, 55.280, 55.281, 55.282, 55.283, 55.284, 55.285, 55.286, 55.287, 55.288, 55.289, 55.290, 55.291, 55.292, 55.296, 55.297, 55.298, 55.299, 55.300, 55.302, 55.303, 55.304, 55.305, 55.306, 55.307, 55.308, 55.309, 55.310, 55.314, 55.316, 55.317, 55.321, 55.323, 55.325, 55.327, 55.330, 55.331, 55.332, 55.333, 55.334, 55.337, 55.340, 55.342, 55.345, 55.346, 55.347, 55.349, 55.350, 55.351, 55.352, 55.353, 55.357, 55.360, 55.361, 55.362, 55.363, 55.364, 55.371, 55.372, 55.374, 55.376, 55.377, 55.379, 55.383, 55.387, 55.389, 55.392, 55.395, 55.396, 55.397, 55.398.

PSP:P14, SUB-PREC1-PSP:P18, SUB-PREC1-PSP:P21, SUB-PREC1-PSP:P22, SUB-PREC1-PSP:R1, SUB-PREC1-PSP:R2, SUB-PREC1-PSP:R3, SUB-PREC1-PSP:R10 – SUB-PREC1-PSP:R12, SUB-PREC1-PSP:R14, SUB-PREC1-PSP:R15, SUB-PREC1-PSP:R18, SUB-PREC1-PSP:R19, SUB-PREC1-PSP:R21, SUB-PREC1-PSP:R24

Chapter 25

Rule 25.2.3(j), Rule 25.6.2

District Plan Administration

Definition: Apartment Building (Peacocke Precinct), Definition: Rear lane, Definition: Terrace dwelling (Peacocke Precinct), Definition: Universal access, Definition: Urban block.

APPENDIX D

Provisions to be amended despite Kāinga Orasubmissions⁶¹ to retain as notified:

Chapter 3A

DEV01-PSP:O2, DEV01-PSP:O11, DEV01-PSP:P19, DEV01-PSP:P22, DEV01-PSP:P23, DEV01-PSP:P35 – DEV01-PSP:P37, DEV01-PSP:P35, DEV01-PSP:P39, DEV01-PSP:P50.

Chapter 4A

MRZ-PREC1-PSP:P4, MRZ-PREC1-PSP:P5, MRZ-PREC1-PSP:P19, MRZ-PREC1-PSP:R34, MRZ-PREC1-PSP:R35.

Chapter 6B

LCZ-PREC1-PSP:P13, LCZ-PREC1-PSP:R22, LCZ-PREC1-PSP:R43 (notified numbering), LCZ-PREC1-PSP:R46, LCZ-PREC1-PSP:R47.

Chapter 15A

NOSZ-PREC1-P:O7, NOSZ-PREC1-P:P18.

Chapter 15B

Whole of chapter.

Chapter 23A

SUB-PREC1-PSP:O6, SUB-PREC1-PSP:O9, SUB-PREC1-PSP:O10, SUB-PREC1-PSP:P2, SUB-PREC1-PSP:P4, SUB-PREC1-PSP:P5, SUB-PREC1-PSP:P15, SUB-PREC1-PSP:P16, SUB-PREC1-PSP:P19, SUB-PREC1-PSP:P20, SUB-PREC1-PSP:R13 (notified numbering), SUB-PREC1-PSP:R16, SUB-PREC1-PSP:R20, SUB-PREC1-PSP:R22, SUB-PREC1-PSP:R25, SUB-PREC1-PSP:R25 (notified numbering).

Chapter 25

Rule 25.2.5, Rule 25.14.4.

District Plan Administration

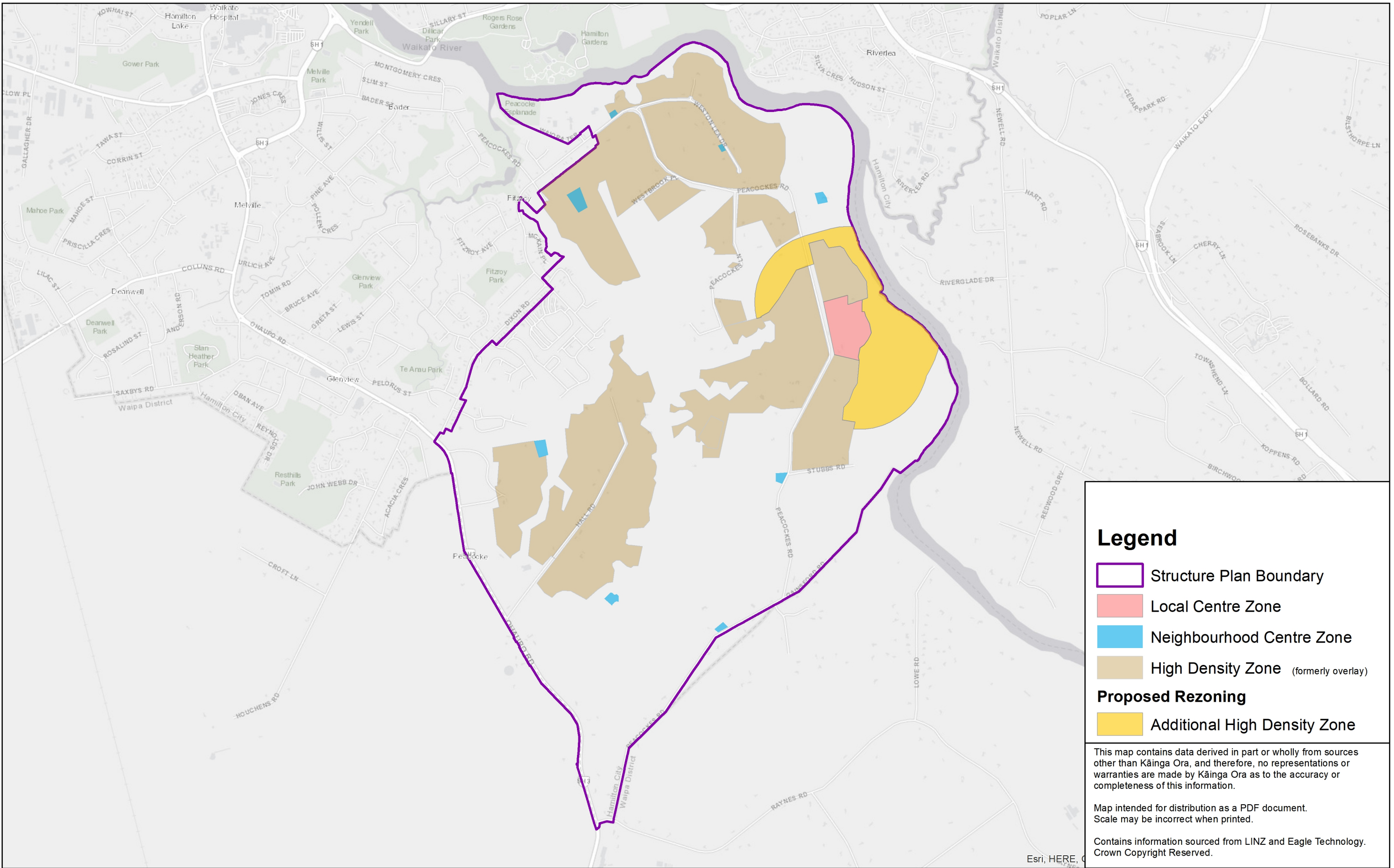
Appendix 1.2.2.27, Appendix 1.2.2.28.

Chapter 15






Table 15-1a(oo), Rule 15-2 (Integrated Transport Assessment).

⁶¹ Summary of Submissions and Recommendations, submission points 55.12, 55.21, 55.58, 55.60, 55.62, 55.67, 55.68, 55.69, 55.76, 55.80, 55.93, 55.121, 55.122, 55.143, 55.178, 55.179, 55.273, 55.295, 55.315, 55.319, 55.320, 55.323, 55.325, 55.335, 55.338, 55.339, 55.341, 55.343, 55.344, 55.354, 55.355, 55.358, 55.359, 55.373, 55.374, 55.378, 55.380, 55.384, 55.385, 55.388, 55.391, 55.402, 55.403, 55.409, 55.410.

APPENDIX E



Legend

-  Structure Plan Boundary
-  Local Centre Zone
-  Neighbourhood Centre Zone
-  High Density Zone (formerly overlay)
- Proposed Rezoning**
-  Additional High Density Zone

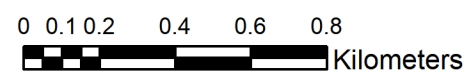
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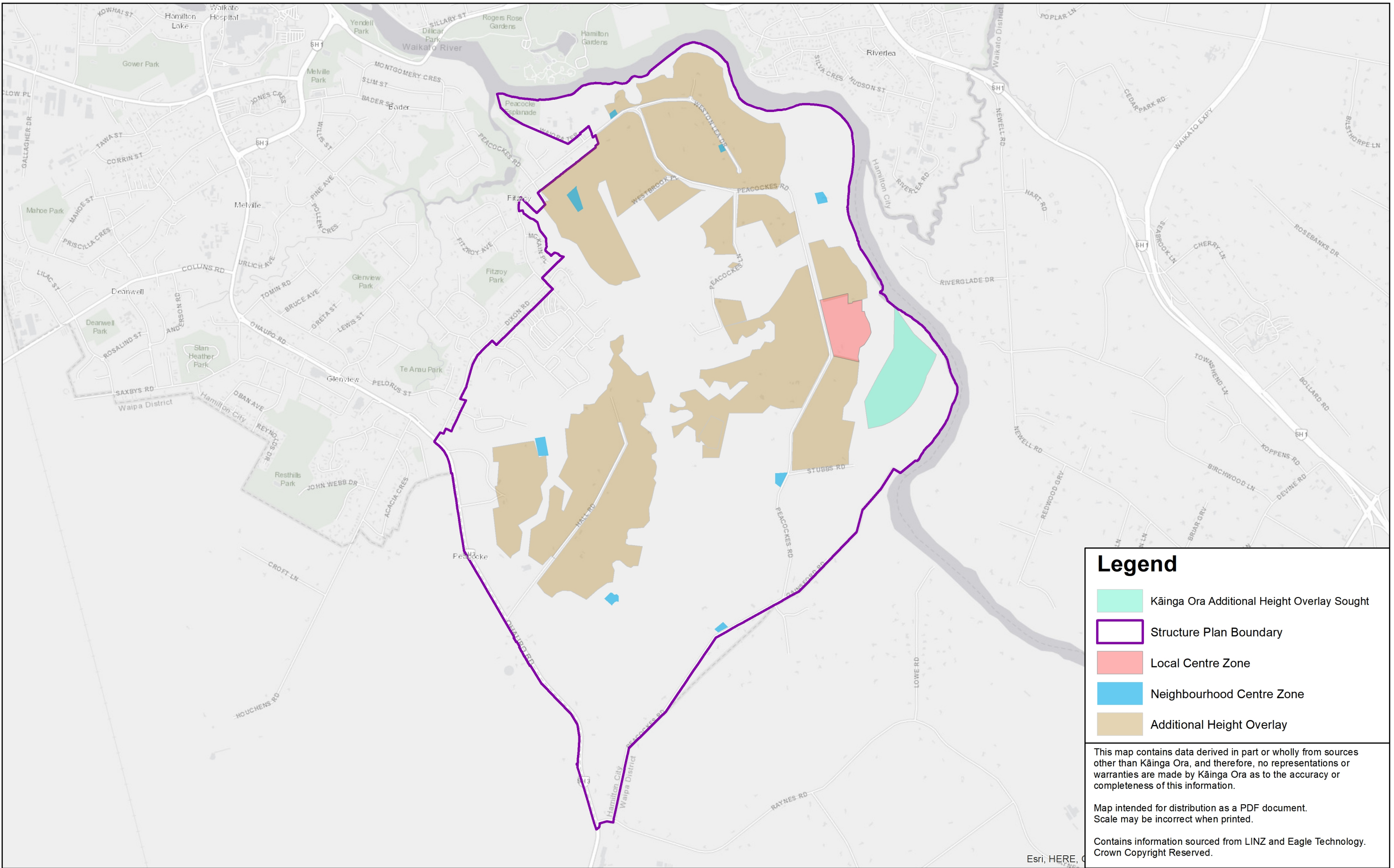
Kāinga Ora Proposed High Density Zone for Peacocke Precinct

PC5
Attachment 3



Esri, HERE, C

APPENDIX F



Legend

- Kāinga Ora Additional Height Overlay Sought
- Structure Plan Boundary
- Local Centre Zone
- Neighbourhood Centre Zone
- Additional Height Overlay

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Esri, HERE, C...

N

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0 0.1 0.2 0.4 0.6 0.8

 Kilometers

Kāinga Ora Proposed High Density Zone for Peacocke Precinct

PC5
Attachment 3

