

**BEFORE THE INDEPENDENT HEARING PANEL
APPOINTED BY HAMILTON CITY COUNCIL**

IN THE MATTER of the Resource Management Act 1991 (**Act**)

AND

IN THE MATTER of hearing submissions on Plan Change 5 to the Hamilton
City District Plan

BETWEEN **THE ADARE COMPANY LIMITED**
Submitter #53

AND **HAMILTON CITY COUNCIL**
Local authority

**EVIDENCE IN CHIEF OF HAMISH ANDERSON
FOR THE ADARE COMPANY LIMITED**

DEVELOPMENT CONSIDERATIONS

16 SEPTEMBER 2022

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SUMMARY OF EVIDENCE

1. My name is Hamish Anderson and I am a development management consultant operating at The Development Room Limited. I am providing evidence on development considerations relevant to the submission and further submissions by The Adare Company Limited.
2. I summarise my evidence, according to the key headings in this statement, as follows:

Development considerations

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- (a) I agree with the general approach of the PC5 provisions recommended by the Council, particularly those that:
 - (i) seek to deliver a connected, well integrated, high amenity medium density environment;
 - (ii) encourage development to aim to achieve a minimum overall net residential density of 30 dwellings per hectare in the Medium Density Residential Zone and 45 dwellings per hectare in the areas subject to additional height;
 - (iii) seek to provide good neighbourhood amenity;
 - (iv) enable a variety of housing typologies and a mix of density, including attached and detached dwellings and apartments; and
 - (v) acknowledge that 2-3 storey and 2-5 storey typologies are typical, indicating that lower or higher density might be applied in appropriate circumstances.
- (b) I agree that the amendments to the provisions set out in Mr Collins' evidence in chief (**EIC**) will improve the outcomes listed above.

Increased Height Overlay

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- (c) I consider that the zoning of land for Medium Density Residential and Increased Height Overlay as proposed by the Council provides an appropriate mix to provide for the flexibility of housing typologies that Amberfield requires.

- (d) Accordingly, I consider that the extent of the Increased Height Overlay should remain as notified and should not be extended over any portion of “The Island” (the part of land owned by Adare at the southern end of the Amberfield development).

Local Centre

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- (e) It is essential that retail services are integrated, connected and easily accessible to the surrounding and supporting medium density housing.
- (f) From a land development perspective, I support the conclusions of the Council’s and Adare’s retail and urban design experts that the Local Centre should be located entirely on the eastern side of Peacockes Road.

INTRODUCTION

1. My name is Hamish Anderson.
2. I hold a Bachelor of Engineering with Honours from the University of Canterbury, graduating in 1999.
3. I am a Chartered Professional Engineer and a Chartered Member of Engineering New Zealand. I was first admitted to membership in 2003. My practice area is described as “management of civil infrastructure, land development, apartment and commercial property projects including design management and construction observation”.
4. I have been working in land development since I graduated university. I was initially employed by Harrison Grierson Consultants in Auckland, where I held the roles of Senior Engineer and Engineer. I was responsible for the design and construction observation of numerous large master planned developments for clients such as Fletcher Residential, Universal Homes, Wilbow Corporation, and Summerset Retirement Villages.
5. From 2004 to 2005, I worked as an independent civil engineering contractor in London, United Kingdom (**UK**), for Buro Happold. I was responsible for the design and components of design of numerous civil engineering projects including Queen Alexandra Hospital redevelopment (Portsmouth), RM15 Logistic Park (Moscow), Wembley Stadium external package (London), and numerous Department for Education Academy Developments throughout the UK.
6. From December 2005 to May 2019, I was employed by Todd Property Group Limited (**Todd**). At Todd, I held various roles including General Manager Residential. I worked on the development of a number of large multi-stage land development and apartment projects including Stonefields, Ormiston Town Centre, and Long Bay.
7. Since forming The Development Room Limited in 2019, I have consulted on numerous land development and building projects, including the 109ha Amberfield development in Peacocke, Hamilton for The Adare Company Limited (**Adare**).

8. I have presented on the topic of land development at a number of development industry professional conferences and gatherings. I have appeared before elected councils and the Government Select Committee on The Resource Management (Enabling Housing Supply) Amendment Bill. I regularly attend conferences and seminars on relevant development topics and have been on a number of study tours to the United States and Australia to view development trends in other markets.
9. I have appeared as an expert witness before the High Court of New Zealand and hearings panels considering resource consent applications. I have also attended many Environment Court hearings (albeit often in a capacity as development manager for the development team).

SCOPE OF EVIDENCE

10. I have been asked by Adare to provide evidence on the development considerations relevant to developing greenfield land, such as is proposed for the Peacocke area. The purpose of my evidence is to assist the Panel in understanding some of the practical issues associated with the development of land, which are relevant to determining the most appropriate provisions of PC5.
11. This evidence is structured as follows:
 - (a) Development considerations;
 - (b) Increased Height Overlay; and
 - (c) Local Centre.

DEVELOPMENT CONSIDERATIONS

12. In my experience as a development management consultant, district plan provisions can enable land development and even be directive about certain outcomes such as density, design and staging. However, in the real world, the density, design and timing of development is dependent on a range of other factors.
13. In general, new structure plans areas and large-scale master planned developments are expected to deliver on a wide range of integrated social, environmental and economic outcomes. Central and local government

planning is intended to promote the responsible and efficient use of land and natural resources. As a result, large greenfield residential developments are expected to provide for the following key outcomes:

- (a) The retention and enhancement of sensitive ecological, landscape, and archaeological areas;
 - (b) Provision of infrastructure to service development and manage the effects of development on the environment;
 - (c) Provision of open space amenity such as esplanade reserves, cultural reserves, parks, and playgrounds;
 - (d) Delivery of supporting retail, lifestyle and business amenity;
 - (e) Provision of land for schools, where required, and early childhood facilities;
 - (f) Provision of public transport networks; and
 - (g) The delivery of a range of housing outcomes that meet the different social, cultural and economic requirements of the new community.
14. The successful delivery of medium density housing in new greenfield master planned developments is heavily dependent on the timely provision of the service and amenity outcomes listed under para. 13 above.
15. Public transport, schools and retail services typically require a population threshold to be satisfied before their development is viable. It takes time to grow a population to the threshold where they will support amenity and services.
16. Similarly, it is normal for medium density developments to take time to “ramp up” to population levels that support demand for planned housing density targets. Plans that provide for a range of housing typologies help to establish and maintain momentum of housing demand and delivery within a greenfield development.
17. Further, plans should provide for a range of housing typologies to satisfy differing socio-economic demands and diversity within a community. This

is achieved by providing a range of efficient standalone, terrace, and apartment homes at different price points. I have seen numerous examples of people buying and selling different types of homes over time, in the same master planned development, to suit changes in their lifestyle and family circumstances. Enabling diversity of product (in terms of housing types) meets the needs of a range of age groups, lifestyle choices, and cultural preferences, as well as allowing residents to remain within and stay connected to the communities in which they have settled.

18. A large master planned development, such as Amberfield, will typically take 10-15 years to complete. A larger structure plan area, such as Peacocke, can take a generation to deliver. Providing a range of housing product helps in the timely delivery of high volumes of housing over shorter periods of time and maintains development momentum. Diversity of housing product also helps to manage development risk by providing the necessary flexibility to make changes necessary to satisfy changing market conditions as they occur.
19. It is important that new large multi-stage greenfield master planned developments provide for:
 - (a) A range of housing outcomes including standalone, terrace and apartment typologies to meet the diverse needs of purchasers, assist with the timely delivery of higher volumes of houses to market and enable flexibility to meet changing market conditions; and
 - (b) A build-up of density over time to support the establishment of open space, retail services, schools, community services and public transport infrastructure which in turn supports comprehensive medium density living.
20. I agree with the general approach of the PC5 provisions recommended by the Council, particularly those that:
 - (a) seek to deliver a connected, well integrated, high amenity medium density environment;¹

¹ DEV01-PSP:O1.

- (b) encourage development to aim to achieve a minimum overall net residential density of 30 dwellings per hectare in the Medium Density Residential Zone and 45 dwellings per hectare in the areas subject to additional height;²
- (c) seek to provide good neighbourhood amenity;³
- (d) enable a variety of housing typologies and a mix of density, including attached and detached dwellings and apartments;⁴ and
- (e) acknowledge that 2-3 storey and 2-5 storey typologies are typical, indicating that lower or higher density might be applied in appropriate circumstances.⁵

INCREASED HEIGHT OVERLAY

21. Kāinga Ora's submission on PC5 sought to rezone additional areas of land as High Density Zone, including areas around the Local Centre Zone.
22. I understand from discussions between Kāinga Ora and Adare's representatives that Kāinga Ora is pursuing an extension of the Increased Height Overlay⁶ over land owned by Adare at the southern end of the Amberfield development. This area is shown in teal green on the plan in my evidence under **Attachment 1**.
23. This area is part of Amberfield and is known as "The Island" principally due to its separation from other parts of Amberfield by an incised gully (which is referred to as the "Southern Gully"). This is shown on the plan of Adare's landholdings under Appendix 1 to Mr David Peacocke's EIC.
24. Aside from the top northern area of Amberfield, where the existing contour has significantly more slope than the rest of Amberfield, "The Island" provides a second appropriate area to locate efficient standalone housing as well as terrace product and enable a range of housing outcomes within Amberfield. The land directly to the north and south of the proposed Local

² DEV01-PSP:P8.

³ MRZ-PREC1-PSP:O6.

⁴ MRZ-PREC1-PSP:PA.

⁵ DEV01-PSP:Components of the Peacocke Structure Plan – Residential Environment.

⁶ The Increased Height Overlay replaces the notified High Density Overlay, as recorded in the Joint Witness Statement – Planning (MDRS / Density), 25 August 2022.

Centre has a flatter contour, more suited to higher density development and is in closer proximity to the supporting retail amenity and public transport connections.

25. The extent of the land identified by Hamilton City Council's "Increased Height Limit Overlay" (IHO) is sufficient to provide for the flexibility of housing typologies that Amberfield requires.⁷ The proposed Medium Density Zone over "The Island" provides Adare with the ability to deliver a range of housing outcomes while retaining the ability to adapt to changing market demands. The Medium Density Zone provides for buildings up to 12 m in height and therefore the zone already has significant capacity for much higher development yields. However, in my opinion, the higher density target of 45 dwellings / hectare that applies in the IHO would remove the ability for Adare to provide the range of housing typologies and market flexibility required to sustain the ongoing delivery of housing. The risk of extending the IHO over "The Island", and consequently setting higher density targets, is that if there is not market demand for a much higher volume of density housing, it will slow down, or potentially stop development of "The Island" because there is no demand for the higher density on this land.
26. I note that Adare already holds a resource consent for the development of Amberfield, including "The Island". This consent provides for 243 standalone lots that range in size from 404 m² to 1534 m². I accept that this outcome is not an efficient use of land, and it is my opinion that more efficient standalone and terrace housing product would be appropriate in this location. An example of a possible alternative layout is attached as Appendix E to Mr Bredemeijer's EIC.
27. However, if Amberfield is subject to the expansion of the IHO over the portion of "The Island" identified by Kāinga Ora and the higher density targets required in the IHO, Adare will likely choose the safer option of giving effect to its existing consent on "The Island" in order to meet

⁷ As shown on Map 65B in Appendix B – Appendix 17A Zoning Maps attached to the s42A report, HCC proposes that "The Island" is not subject to the IHO.

different housing demands and avoid the risk that there is no demand for higher density development on “The Island”.

28. In my view, the extent of the IHO should remain as notified and not be extended over any portion of “The Island”.

LOCAL CENTRE

29. Comprehensive medium density developments rely on the timely establishment of supporting services and amenity such as retail services (see paragraphs 14 to 18 of this statement). As well as being timely, it is important that retail services are integrated, connected and easily accessible to surrounding and supporting medium density housing.
30. In my experience, specialty retail is best served if conveniently located and easily accessible from a supporting supermarket that acts as a customer “generator”. If it is separated from the supermarket and not conveniently accessible fewer customers will use the specialty retail, compromising its commercial success.
31. I support the conclusions of the retail and urban design experts that the Local Centre should be located entirely on the eastern side of Peacockes Road. Separation of retail across Peacockes Road could defer development of the eastern Local Centre zone, resulting in large undeveloped super lots. This is a poor outcome from a land development perspective.

CONCLUSION

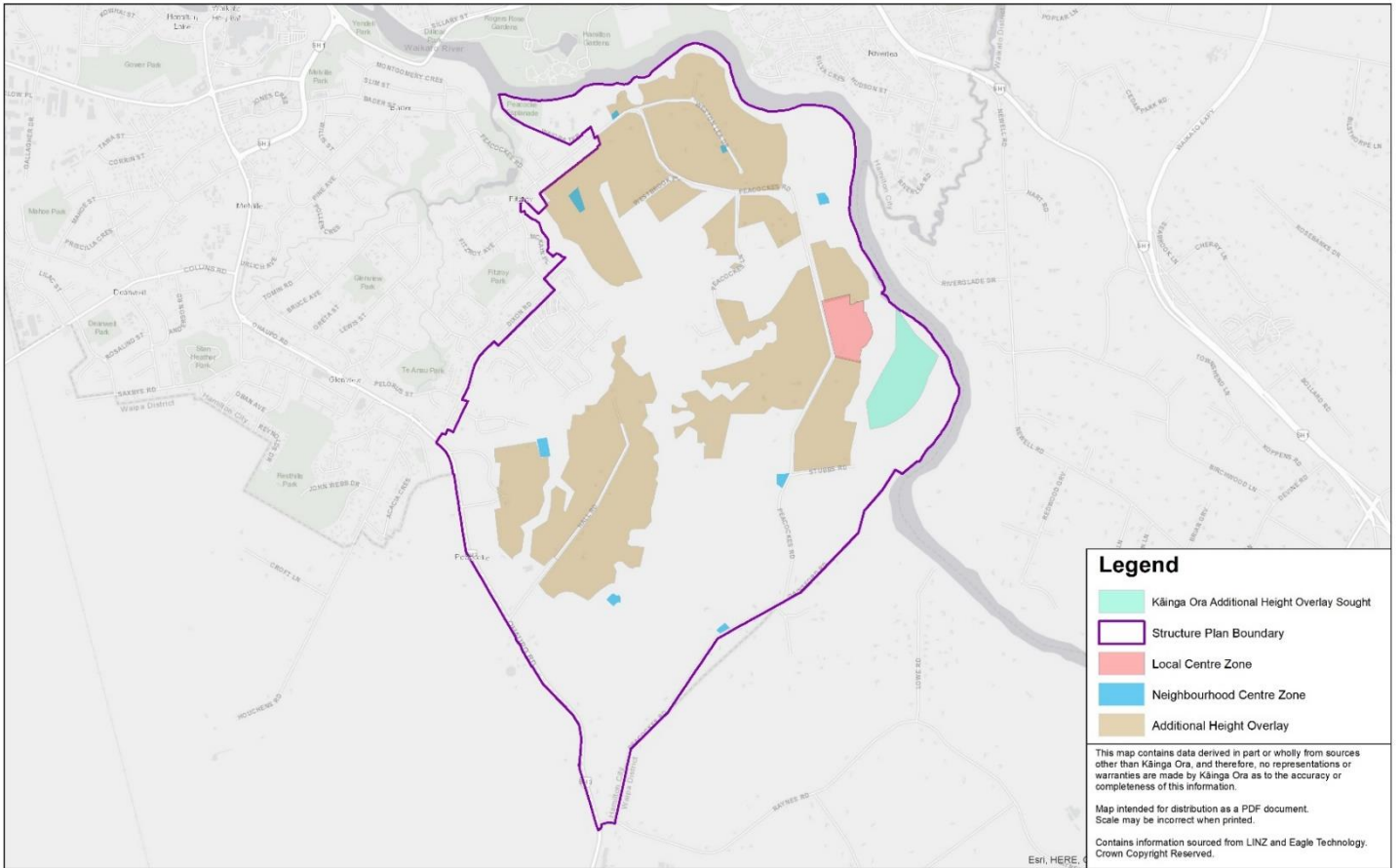
32. There are a range of factors that can contribute to well-designed and successful urban developments. Generally, the PC5 provisions recommended by the Council address those factors. However, I support amendments to the provisions as set out in Mr Collins’ EIC as further improving the key outcomes that PC5 seeks to achieve.
33. I do not consider that it is appropriate to extend the IHO over any portion of “The Island”.
34. I support the conclusions of the retail and urban design experts that the location (to the eastern side of Peacockes Road) and size of the Local Centre as notified is appropriate.

Dated this 16th day of September 2022

A handwritten signature in black ink, appearing to read 'Hamish Anderson', written above a horizontal line.

Hamish Anderson

Appendix 1 – Map of Increased Height Overlay sought by Kāinga Ora



Scale @ A3: 1:20,001

0 0.1 0.2 0.4 0.6 0.8 Kilometers

Kāinga Ora Proposed High Density Zone for Peacocke Precinct

PC5 Attachment 3

