

**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**

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**EVIDENCE IN CHIEF OF WAYNE BREDEMEIJER  
FOR THE ADARE COMPANY LIMITED**

**URBAN DESIGN**

**16 SEPTEMBER 2022**

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## SUMMARY OF EVIDENCE

1. My name is Wayne Bredemeijer and I am an Urban Designer. I am providing evidence in relation to residential density, Local and Neighbourhood Centres, and height in relation to boundary (**HIRB**) provisions.
2. I summarise my evidence, according to the key headings in this statement, as follows:

### ***Residential density***

*(Page 5)*

- (a) I support the minimum density targets of 30 dwellings per hectare (net) in the Medium Density Residential Zone (**MRZ**) and 45 dwellings per hectare (net) in the Increased Height Overlay (**IHO**), while I do not support the density target of 35 dwellings per hectare (net) in areas of the MRZ outside the IHO as sought by Kāinga Ora.
- (b) I support the spatial extent of the IHO in the notified plan change, but not the extension of this overlay to cover 'The Island' in Amberfield, as sought by Kāinga Ora.
- (c) I support the notified provisions for the minimum area of 300m<sup>2</sup> for vacant residential lots.

### ***Local and Neighbourhood Centres***

*(Page 11)*

- (d) I support the notified location and size of the Local Centre Zone (**LCZ**), but not the allowance for a supermarket to be located to the west of Peacockes Road, as sought by Woolworths.
- (e) I support the amended building height limit in the LCZ of 24m reducing to 16m at 30m from open space and residential zones, as sought by Kāinga Ora and referenced in the Section 42A Report.
- (f) I support the amended Local Centre Design Guide as referenced in the Section 42A Report.
- (g) I support the amended building height limit in the Neighbourhood Centre Zone (**NCZ**) of 16m as referenced in the Section 42A Report.

***Height in relation to boundary****(Page 15)*

- (h) I support the HIRB provisions which are recommended in the Section 42A Report for the MRZ, including the 4m + 60 degrees recession plane and the 3m top-storey setback from the street boundary for buildings over 12m in height.
- (i) I support amendments to the HIRB provisions for the LCZ and NCZ so that they both require the 4m + 60 degrees recession plane towards MRZ boundaries and the 3m top-storey setback from the street boundary for buildings over 12m in height.

## INTRODUCTION

1. My name is Carel Lodewijk Ferdinand Bredemeijer. In New Zealand I am commonly referred to as Wayne Bredemeijer.
2. I am an Urban Designer with approximately 20 years of full-time professional experience, of which over 17 years has been in New Zealand. I hold a Master's degree in Urbanism from Delft University of Technology (Department of Architecture) in The Netherlands.
3. I have worked for several specialised Urban Design consultancies in The Netherlands and New Zealand, working as a senior consultant and project manager for both private and public sector clients. Currently I am a Senior Associate at Urbanismplus, a specialist urban design consultancy, based in Auckland.
4. I have expertise in strategic urban design input in revitalisation and urban growth projects. I also have expertise in high-level through to detailed design input into structure plans and master plans. I have provided input as a member of urban design panels, through urban design assessments for both councils and applicants, and as an expert witness in numerous Council and Environment Court hearings.
5. Since 2017 I have worked on the design of the masterplan and consent applications for Amberfield. This was followed by capacity studies for several other Adare land holdings in the Peacocke area. This has given me an excellent understanding of the topography and context of Peacocke, as well as a knowledge of the local development dynamics.
6. Other relevant projects include:
  - (a) In 2008 I was part of the Urbanismplus team working on the growth strategy for Hamilton, which resulted in the Peacocke area being promoted as an urban growth area.
  - (b) In 2021 / 2022 I assisted the Hamilton City Council with peer reviews of their area planning work in response to the NPS-UD.
  - (c) In 2021 / 2022 I assisted the Matamata-Piako District Council with urban design input into Private Plan Change 56 in Morrinsville, which contains a large component of medium density housing.



- (d) Since 2018 I have undertaken development planning for the urban settlements in the Waikato District.
- 7. These projects have provided me with a good understanding of Hamilton and the wider Waikato's planning and development dynamics.
- 8. I attended expert conferencing on Planning, Retail Economics and Urban Design (Local Centre and Neighbourhood Centres) on 25 August 2022 and confirmed my agreement to the joint witness statement (**JWS**) produced at that session.

### **CODE OF CONDUCT**

- 9. I have read the Environment Court Code of Conduct for expert witnesses and agree to comply with it.
- 10. I confirm that the topics and opinions addressed in this statement are within my area of expertise except where I state that I have relied on the evidence of other persons. I have not omitted to consider materials or facts known to me that might alter or detract from the opinions I have expressed.

### **SCOPE OF EVIDENCE**

- 11. This statement of evidence covers the outcomes of an urban design review of Plan Change 5 (**PC5**). This review has been undertaken for The Adare Company Ltd (**Adare**) and draws on the outcomes of previous design exercises related to Adare's land holdings in the Peacocke area as well as my knowledge of best practice urban design.
- 12. This evidence is structured as follows:
  - (a) Residential density, with a focus on: the minimum density in the MRZ; the extent of the IHO area; and the minimum lot size for vacant residential lots.
  - (b) Local and Neighbourhood Centres with a focus on: the location and size of the LCZ; the building height limit in the LCZ; the Peacocke Local Centre Design Guide; and the building height limit in the NCZ.
  - (c) HIRB provisions: for the MRZ; and for the LCZ and NCZ.

- (d) My conclusions.

## **RESIDENTIAL DENSITY**

13. From the Section 42A report and discussions between Adare and Kāinga Ora, I understand that the only areas in contention relative to residential density are:
- (a) The minimum density target of 30 dwellings per hectare (net) for the MRZ in Policy DEV01PSP: P48 (Chapter 3A). Kāinga Ora's latest position is that this should be changed to 35 dwellings per hectare (net).
  - (b) The extent of the IHO. Kāinga Ora's latest position is that this should be increased to extend over a part of an area in Amberfield referred to as "The Island".
  - (c) The minimum area of vacant residential lots.

## **Medium Density Residential Zone**

14. I support the minimum density target of 30 dwellings per hectare (net) for areas of the MRZ outside of the IHO, but I do not support the density target of 35 dwellings per hectare (net) sought by Kāinga Ora.
15. To test density targets in the MRZ, Adare engaged its experts (including myself) to undertake a detailed master planning exercise for one of its land holdings called the "West Block". Adare's landholdings in Peacocke are shown in the plan in Appendix 1 to Mr David Peacocke's evidence for Adare.
16. The reason the West Block was selected for the capacity study to test density is that it is representative of other Adare sites and much of the land within Peacocke. It constitutes a mixture of very steep terrain and gently undulating land, while ecological and hydrological constraints further impact the carrying capacity of the land.
17. The results of this work are contained in **Appendix A**. This work took the following into account:

- (a) All relevant plan provisions, including the notified PC5 provisions relating to ecology, zoning, and transport connections.
  - (b) Geotechnical engineering input, especially relating to slope stability.
  - (c) Civil engineering input, including relating to earthworks, three-waters, roading grades and lot developability.
  - (d) Best practice urban design, especially relating to connectivity, block and lot shapes and sizes, interface between public and private land, and distribution of density.
  - (e) Commercial housing development considerations and market information.
  - (f) The requirement for cost-effective retaining structures with appropriate streetscape and residential amenity effects.
18. Engineering and urban design input determined the distinction between land suitable for terraced housing building platforms and land which is only suitable for duplex housing building platforms and standalone housing, due to its grade.
19. The West Block capacity study identified that much of the land is only suitable for standalone housing lots and duplexes. The amount of the land suitable to be benched and used for terraced housing is relatively limited (approximately 4.09ha of the total developable 17.93ha of land).
20. The study considered whether higher density could be achieved by developing apartment buildings on land suitable for terraced houses. These sites, however, are not automatically suitable for apartments. The capacity study was based on sites with a depth of up to 25m to accommodate terraced housing. In many cases this also includes a batter to the rear, limiting the flat area to the building platform and the area immediately behind the dwelling (approximately 20m). Efficient apartments need approximately 30m deep, flat sites if their resident parking is accommodated to the rear, as illustrated by typical apartment layouts in **Appendix B**. This would therefore push batter slopes and retaining walls further out and up, affecting adjacent site dimensions and slopes. Locating resident parking to the front may be slightly more efficient

but would adversely affect the streetscape character and be a poor urban design outcome. Resident parking from apartments cannot all be physically located within the street and (in any event) would adversely affect the streetscape character.

21. The engineering advice on the West Block capacity study identified that the requirement to discharge all stormwater off roofs and hardstand areas to ground is also a constraint on developing the available terraced housing land for apartments. The Integrated Catchment Management Plan for the Mangakotukutuku Catchment requires that rainfall retention is required for all sites. This involves capturing, treating and slowly releasing the first flush of rainfall (10mm). The engineering advice identified that this stormwater management practice would increase the land required, due to soak holes needing to be set back from boundaries, building foundations, retaining walls and the tops of slopes. Given the larger building footprints for apartment buildings and more hardstand areas, replacing terraced housing in the West Block capacity study with apartments will therefore require an increase in the sizes of the terraced housing sites for stormwater purposes, in addition to the increases outlined above.
22. As part of the West Block master planning exercise two options of terraced housing building platforms were considered: (a) a high-density option; and (b) a low-density option. The difference between these options is that the high-density option requires a much greater proportion of 4.5m wide terraced houses to be allocated to terraced housing building platforms, while the low-density option uses more 6m wide (rear lane access) and 8.5m wide (street access) typologies (refer to the schedules of lots for these two options in **Appendix A**). The net density of the high-density option is 31.1 dwellings / hectare, while the net density of the low-density option is 29.1 dwellings / hectare.
23. This master planning exercise highlighted the difficulty of increasing the net density by 2 dwellings / hectare (from 29.1 to 31.1). While on its face the difference between the PC5 provision of 30 dwellings / hectare and Kāinga Ora's proposed 35 dwellings / hectare seems small, this difference is significant in the context of realistically being able to deliver a density target for the MRZ.

### Increased Height Overlay

24. High-density development can make a positive contribution to urban environments, including for environmental sustainability reasons as well as to support the viability of non-residential uses, which in turn have a positive effect on density.
25. I support the spatial extent of the IHO in the notified plan change, insofar as these relate to Adare's land holdings, which have been the subject of my analysis. I note that these areas are relatively flat and / or relatively close to the notified LCZ.
26. Kāinga Ora has supplied Adare with a revised area over which it seeks to extend the IHO (refer to **Appendix C**). I do not consider that area is appropriate for high-density development at a minimum net density of 45 dwellings per hectare. To give an idea of what this density means based on townhouses, this would constitute average lot sizes of less than 222m<sup>2</sup> (1ha / 45), with proportions such as 8.9m by 25m or 11.1m by 20m. My opinion is based on the following:
  - (a) The land earmarked in Kāinga Ora's latest position includes a part of an area in Amberfield referred to as "The Island", due to it being separated from the rest of Amberfield by the "Southern Gully". This land has some very steep and high escarpments which need to be accommodated through engineered batters. For our detailed design work, on the northern parts of Amberfield, Urbanismplus developed several cross sections to determine the optimal approach. A selection of approaches is provided in **Appendix D**. These illustrate the level differences to be accommodated and the amount of land required to accommodate slopes and create development platforms on land that has similar characteristics to the land earmarked by Kāinga Ora. As batters will need to be located within the urban blocks, these constraints will affect net density. Considering Kāinga Ora's submission to require lots with an average maximum of 222m<sup>2</sup> (assuming lots for town houses) or to create large apartment building platforms, it is important to note that the denser the development, the greater the need for an almost entirely flat site for both the dwelling and the private open space. This will push slopes

up and therefore out. Using retaining walls instead of batters is possible up to a certain height, but beyond this they would likely be prohibitively expensive, and their heights would adversely affect residential amenity and visual character. Further, the stormwater measures and requirements, described in the previous section of this evidence apply have a downward effect on density.

- (b) From my work on the Amberfield master plan and consent application, I am aware of Adare's intention to increase density relative to the consented scheme. Indicative work-in-progress is shown in **Appendix E**, which provides a comparison between the consented scheme and a possibly intensified scheme.<sup>1</sup> This comparison shows a significant increase in density on the land immediately south of the LCZ, which is relatively flat and offers opportunities for a regular and therefore efficient geometry. I understand that the brief to intensify this area is based on a development staging strategy, whereby the area south of the LCZ provides the denser housing options (aiming for 45 dwellings / hectare), while the offer on The Island remains a lower-density product to simultaneously serve different sectors of the market. This is addressed in Mr Hamish Anderson's evidence for Adare.
- (c) The Island also has some connectivity limitations due to the Southern Gully and will rely on one or more bridges for its access.
- (d) The area sought by Kāinga Ora to be subject to the IHO also includes land set aside under the Amberfield consent for open space. In the master plan it is labelled a "headland amenity reserve" and this area is chosen due to its unique position in the river bend as a vantage point with views of the Waikato River which cuts deeply through the landscape and is therefore not visible from large parts of Amberfield. This proposed open space is marked on the plan in **Appendix C**.

27. In my opinion, The Island is not ideally suited to development at a density of 45 dwellings / hectare and it would be preferable for the land in that

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<sup>1</sup> It should be noted that the area north of the LCZ is subject to a Section 127 application.

area to remain outside of the IHO so that the density can be determined by further detailed master planning work taking into account the unique characteristics of the land.

#### **Minimum lot size for vacant residential lots**

28. I support the Council's proposed provisions, which provide for a minimum area of 300m<sup>2</sup> for vacant residential lots.
29. The master planning exercises for the West Block and Amberfield highlighted the need for residential lots that respond to topographical constraints in Peacocke and which will need to accommodate bespoke dwelling designs.
30. Although many of the standalone housing lots in the West Block and Amberfield master plans are larger than 300m<sup>2</sup>, this size is suitable as a minimum, for the following reasons:
  - (a) This would allow for lot dimensions such as 10m wide by 30m deep, 12m wide by 25m deep, or 15m wide by 20m deep. These widths could comfortably accommodate single-storey, standalone dwellings with a single or tandem garage (or a double garage for lots wider than 13m), combined with an active frontage in the form of a front door and a living room, kitchen, or dining room facing the street.
  - (b) These dimensions will be able to accommodate some batters and retaining structures where required by the undulating terrain, while accounting for geometric variations (i.e. lots that are not rectangular) and corner settings that require larger setbacks.
  - (c) A minimum lot size of less than 300m<sup>2</sup> would pose the risk that these lots will be too narrow to allow for standalone dwellings with an active frontage comprising a living space with windows, in addition to the front door and likely garage. Additionally, landform and geometrical challenges may not leave a large enough building platform. Lots smaller than 300m<sup>2</sup> are therefore best formed in conjunction with the design of the dwelling.

- (d) A minimum lot size of more than 300m<sup>2</sup> would result in a relatively inefficient use of land or require an unnecessarily complicated process for multi-unit development on each of these lots.

## **LOCAL AND NEIGHBOURHOOD CENTRES**

### **Location and size of the Local Centre Zone**

- 31. I support the location and size of the LCZ as notified (and confirmed in the s42A report).
- 32. The location east of the intersection of Peacockes Road (a minor arterial) and the proposed east-west minor arterial (Whatukooruru Drive) will provide multi-modal access and visibility, which will make this area suitable as a focal point and centre of activity within Peacocke.
- 33. Locating the entire centre to the east of Peacockes Road is desirable for the following reasons:
  - (a) The proximity to the river means that open space amenity can be derived from this setting and a true sense of place can be created. This location will therefore also be more attractive for hospitality and community facilities. The co-location of those activities with retail and commercial uses, including a supermarket (or supermarkets), will be an efficient use of land and reduce travel.
  - (b) Through my involvement in the master planning work for Amberfield I am aware that Adare intends to locate high- and medium-density residential development on the relatively flat land surrounding the notified LCZ land. This would assist the centre to become a pedestrian (as opposed to a drive-to) destination for many and encourage walking and cycling by the residents living within the walkable and cycling catchments of these areas.
  - (c) Peacockes Road will be developed as a minor arterial road. Locating the centre entirely on one side will mean that this road will not bisect the centre with through-traffic. The design of Peacockes Road north of the intersection with Whatukooruru Drive (including the intersection itself) has been largely determined and I understand the contract for construction works is out for tender (refer to



**Appendix F).** This design shows turning lanes, off-street and separated cycle lanes, a bus terminal just north of this intersection and no on-street parking opposite the LCZ north of the intersection with Whatukooruru Drive. These elements would contribute to Peacockes Road being a barrier to pedestrian movement if the centre were to be located on both sides of the road. The resulting environment would likely lack the amenity necessary for a strong retail focus on either side of Peacockes Road.

34. Woolworths New Zealand Limited (**Woolworths**) has sought that land on the western side of Peacockes Road be rezoned from MRZ to LCZ, to enable a supermarket to be located on that site. In my opinion, that would be an undesirable urban design outcome. It would result in a fragmented centre where a supermarket on the western side would not support the speciality retail on the eastern side. This is contrary to the objective to create a pedestrian-orientated centre, based around a main street running from the minor arterial intersection to the river edge, and with a strong retail anchor functioning as a significant attractor. Mr Munro, in his evidence on behalf of the Council, comprehensively describes these risks.<sup>2</sup> I agree with his opinion on this point.
35. Relying on Mr Bowker's analysis of viable retail and commercial floor spaces, I have produced several conceptual design options for the Peacocke Local Centre. These are contained in **Appendix G**.
36. These options are based on the following variations for the retail anchor or anchors (in the options and in this statement assumed to be, and referred to as, a supermarket):
  - (a) Option 1: one 4,800m<sup>2</sup> supermarket south of the proposed main street.<sup>3</sup>

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<sup>2</sup> Statement Of Evidence of Ian Colin Munro (Urban Design – Local Centres) at paragraphs 24 to 32.

<sup>3</sup> I understand that a cap for each individual supermarket of 4,500m<sup>2</sup> is recommended in the s42A report based on the evidence of Mr Greg Akehurst. The concept was prepared prior to the s42A report. It remains relevant for demonstrating how a large supermarket could be accommodated within the Local Centre.

- (b) Option 2: one 3,600m<sup>2</sup> supermarket south and one 1,500m<sup>2</sup> supermarket north of the proposed main street.
  - (c) Option 3: both the 3,600m<sup>2</sup> supermarket and the 1,500m<sup>2</sup> supermarket south of the proposed main street.
37. The following key objectives have guided the design of the options:
- (a) Accommodation of the projected floor spaces for each category of Local Centre activity.
  - (b) Compliance with the Peacocke Local Centre Concept Plan (Figure 2-3b from Appendix 2) including the pedestrian-orientated main street, the primary and secondary frontages, the public plaza, and the potential community facility.
  - (c) The supermarket/s located and oriented in such a way that these key destinations stimulate foot traffic past speciality retail.
  - (d) Parking ratio for the supermarket/s: 1 carpark per 20m<sup>2</sup> GFA.
  - (e) In the case of two supermarkets, carparks that are separated from each other and with sufficient distance between the access/egress points of these two carparks on the Amberfield north-south spine road.
  - (f) Service areas located to the rear or side of the supermarket/s.
  - (g) In the case of two supermarkets, service areas that function independent of each other.
  - (h) Commercial uses located near the periphery of the centre.
38. These options confirm there is ample capacity within the notified LCZ east of Peacockes Road to create a coherent Local Centre, including (and anchored by) one or two supermarkets. In all options there is surplus land available for Local Centre development. There is surplus land, even if all retail development is single-storey and all commercial development is double-storey. In this scenario the upper floors of retail buildings and any additional floors of the commercial buildings could be used for additional commercial or residential floor space (apartments).

39. Accordingly, in my opinion, there are good urban design reasons to support the proposed size and location of the LCZ. Extending the LCZ to the west across Peacockes Road would result in poor urban design outcomes for the proposed centre.

### **Building height limit in the Local Centre Zone**

40. In response to a submission by Kāinga Ora, the Section 42A Report recommends increasing the building height limit in the LCZ to 24m, with a 16m height limit within 30m of open space and residential zones. I support the amended building height limit.
41. I agree that this building height will visually reinforce the importance of the Local Centre as the principal focal point for Peacocke. Additional height, if used for apartments, would allow for more residents living within walking distance of facilities and services. The 24m could accommodate up to seven storeys which, if well designed with consideration of the microclimate (including solar access and shelter against wind and rain), would provide an appropriate degree of spatial enclosure to streets and public open spaces in the centre.
42. The transition areas with a 16m height limit will provide an appropriate step down to adjacent open space and residential zones, of a depth of half a block or one lot.

### **Peacocke Local Centre Design Guide**

43. I support the amended Local Centre Design Guide as referenced in the Section 42A Report. Prior to the production of this statement of evidence, I have provided input into the draft revisions of the Guide, which mostly related to clarity and the consistency of terms. The Council has to a large extent adopted my feedback. The Guide is useful and provides workable and clear guidance for the design of the Local Centre.

### **Building height limit in the Neighbourhood Centre Zone**

44. I support the amended building height limit in the NCZ of 16m as recommended in the Section 42A Report.

45. This building height will also visually reinforce the importance of the Neighbourhood Centre in the urban fabric of Peacocke. Additional height, if used for apartments, would allow more residents to live within walking distance of facilities and services.
46. The 16m height limit could accommodate four storeys or up to five storeys if the upper floors are residential, which would be not incongruous with the surrounding residential land use accommodating two to three-storey buildings in the MRZ and two to five-storey buildings in the IHO.

### **HEIGHT IN RELATION TO BOUNDARY PROVISIONS**

47. The Section 42A Report recommends changes to HIRB provisions as a result of the government-mandated MDRS provisions and changes to building height limits in the LCZ and NCZ.

### **Height in relation to boundary in the Medium Density Residential Zone**

48. The Section 42A Report recommends the following HIRB provisions in the MRZ:
  - (a) Relative to private site boundaries: 4m + 60 degrees.
  - (b) Relative to street boundaries: top-storey setback of at least 3m for any building over 12m in height (only applies in IHO).
49. I support these proposed amendments for the following reasons:
  - (a) The 4m + 60 degrees recession plane relative to private site boundaries is a government-mandated (statutory) minimum.<sup>4</sup> It is the standard in high growth areas to provide certainty regarding daylight and privacy between neighbouring developments that are not integrated or undertaken simultaneously. This provision would appropriately manage neighbouring developments with significantly differing heights, as jarring steps will be avoided through smaller steps in, and / or distance between, different building masses.
  - (b) The top-storey setback of at least 3m for any building over 12m in height relative to street boundaries would only apply in the IHO

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<sup>4</sup> Resource Management Act 1991, Schedule 3A.

where a 16m building height limit applies. This would mean that a three to four-storey building mass would line the street edge, and the fourth or fifth floor would be set back and not visible from street level. The streetscape would thus enjoy an appropriate balance of spatial enclosure and daylight access, while additional density would be achieved without a visible adverse impact at street level. Top-storey setbacks can also contribute to a built form that is elegant and aesthetically pleasing.

### **Height in relation to boundary in the Local and Neighbourhood Centre Zones**

50. The Section 42A Report recommends the following HIRB provision in the **LCZ**: relative to street boundaries: top-storey setback of at least 3m for any building over 10m in height.
51. The Section 42A Report recommends the following HIRB provision in the **NCZ**: relative to private site boundaries: 4m + 60 degrees.
52. I consider the HIRB provisions should be amended as follows:
  - (a) In the **LCZ** (where the maximum building height is proposed to be 24m, with a 16m height limit within 30m of open space and residential zones): the top-storey setback standard of at least 3m should apply for any building over 12m in height, rather than 10m.
  - (b) In the **NCZ** (where the maximum building height is proposed to be 16m): the top-storey setback standard of at least 3m for any building over 12m in height should be included.
  - (c) In the **LCZ**: the 4m + 60 degrees requirement relative to MRZ boundaries should be included.
53. I support these proposed amendments for the following reasons:
  - (a) In relation to the **LCZ**, the top-storey setback of at least 3m for any building over 12m in height relative to street boundaries would result in building mass of between three and six storeys lining the street edge. I consider that this is an appropriate mass in the context of a Local Centre where a degree of intensity greater than in residential

areas is anticipated. By setting it back, one additional floor can be achieved without further impact on daylight at street level.

- (b) In relation to the **NCZ**, the top-storey setback of at least 3m for any building over 12m in height relative to street boundaries would result in building mass of up to three storeys lining the street edge. From street level this is only one storey taller or a similar height to the buildings in the surrounding MRZ where two to three-storey development can be expected (and two- to five-storey in the IHO).
- (c) In relation to both the **LCZ and NCZ**, the top-storey setbacks at the height proposed would make these centres compatible with their context, while additional height not visible from the street, would contribute development potential. From further away this additional height would visually reinforce the importance of the Local or Neighbourhood Centre in the urban fabric.
- (d) In relation to both the **LCZ and NCZ**, the top-storey setbacks can contribute to a built form that is elegant and aesthetically pleasing.
- (e) In relation to both the **LCZ and NCZ**, the amendments would achieve consistency between the LCZ and NCZ requirements.
- (f) In relation to the **LCZ**, the 4m + 60 degrees requirement relative to MRZ boundaries would provide certainty regarding daylight and privacy between residential developments adjacent to centres that are not integrated or undertaken simultaneously. This provision would also appropriately deal with neighbouring developments with significantly differing heights, as jarring steps would be avoided through smaller steps in, and / or distance between, different building masses.

## CONCLUSIONS

54. Having reviewed and considered the recommended provisions in the s42A report which are listed below from an urban design perspective, I confirm that I support:

- (a) The minimum density target of 30 dwellings per hectare (net) in the MRZ and 45 dwellings per hectare (net) in the IHO.

- (b) The notified spatial extent of the IHO, insofar as this relates to Adare landholdings which my review has focussed on.
  - (c) The minimum area of 300m<sup>2</sup> for vacant residential lots.
  - (d) The location and size of the LCZ.
  - (e) The amended building height limit in the LCZ of 24m reducing to 16m at 30m from open space and residential zones.
  - (f) The amended Local Centre Design Guide.
  - (g) The amended building height limit in the NCZ of 16m.
  - (h) The HIRB provisions for the MRZ, LCZ and NCZ, subject to the changes that I have proposed.
55. I do not support:
- (a) Increasing the minimum density target in the MRZ to 35 dwellings per hectare (net), as sought by Kāinga Ora.
  - (b) Increasing the spatial extent of the IHO over part of “The Island” in Amberfield, as sought by Kāinga Ora.
  - (c) Increasing the spatial extent of the LCZ to include land on the western side of Peacockes Road, as sought by Woolworths.

**Dated this 16<sup>th</sup> day of September 2022**



**Wayne Bredemeijer**

## **APPENDICES**

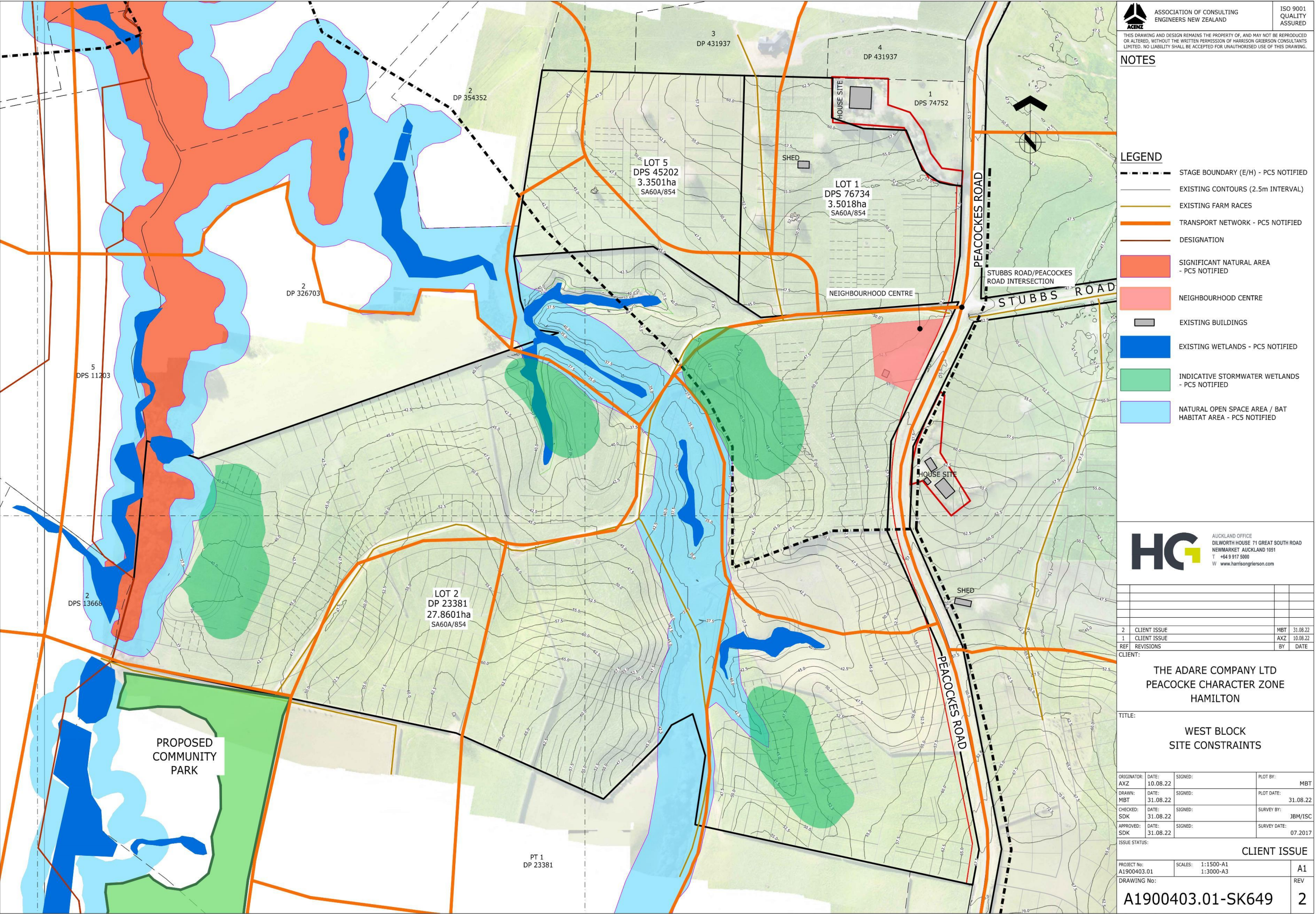
- A. Capacity study for the West Block**
- B. Illustrative typical apartment layouts**
- C. Kāinga Ora's latest position on Increased Height Overlay**
- D. Amberfield slope approach cross sections**
- E. Amberfield intensification and staging intentions**
- F. Tender design for the Peacockes Road-Whatukooruru Drive intersection**
- G. Conceptual design options for the Peacocke Local Centre**



**Appendix A. Capacity study for the West Block**

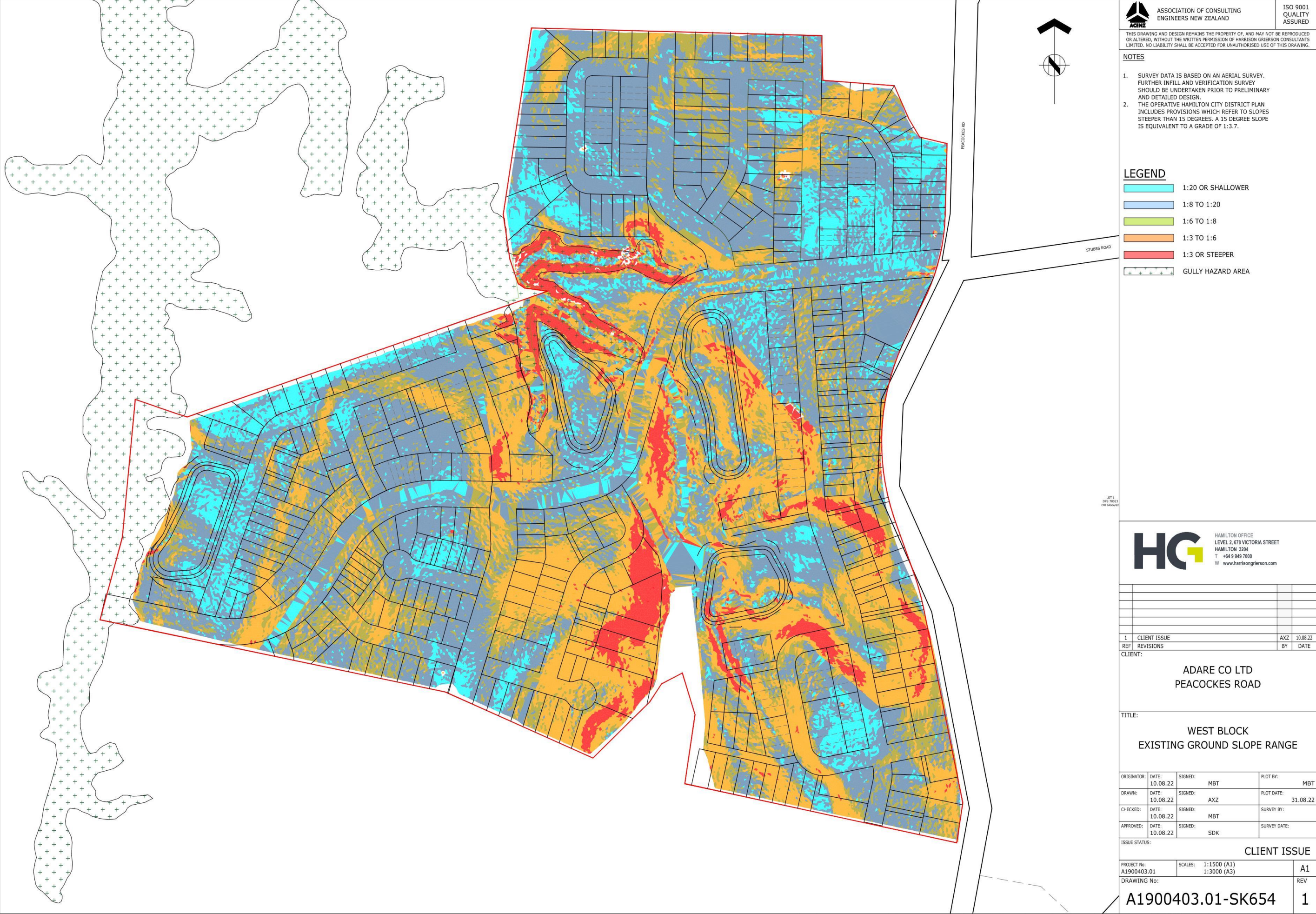


West Block Site Constraints





# West Block Existing Ground Slope Range





West Block Design Contours





West Block Low Option



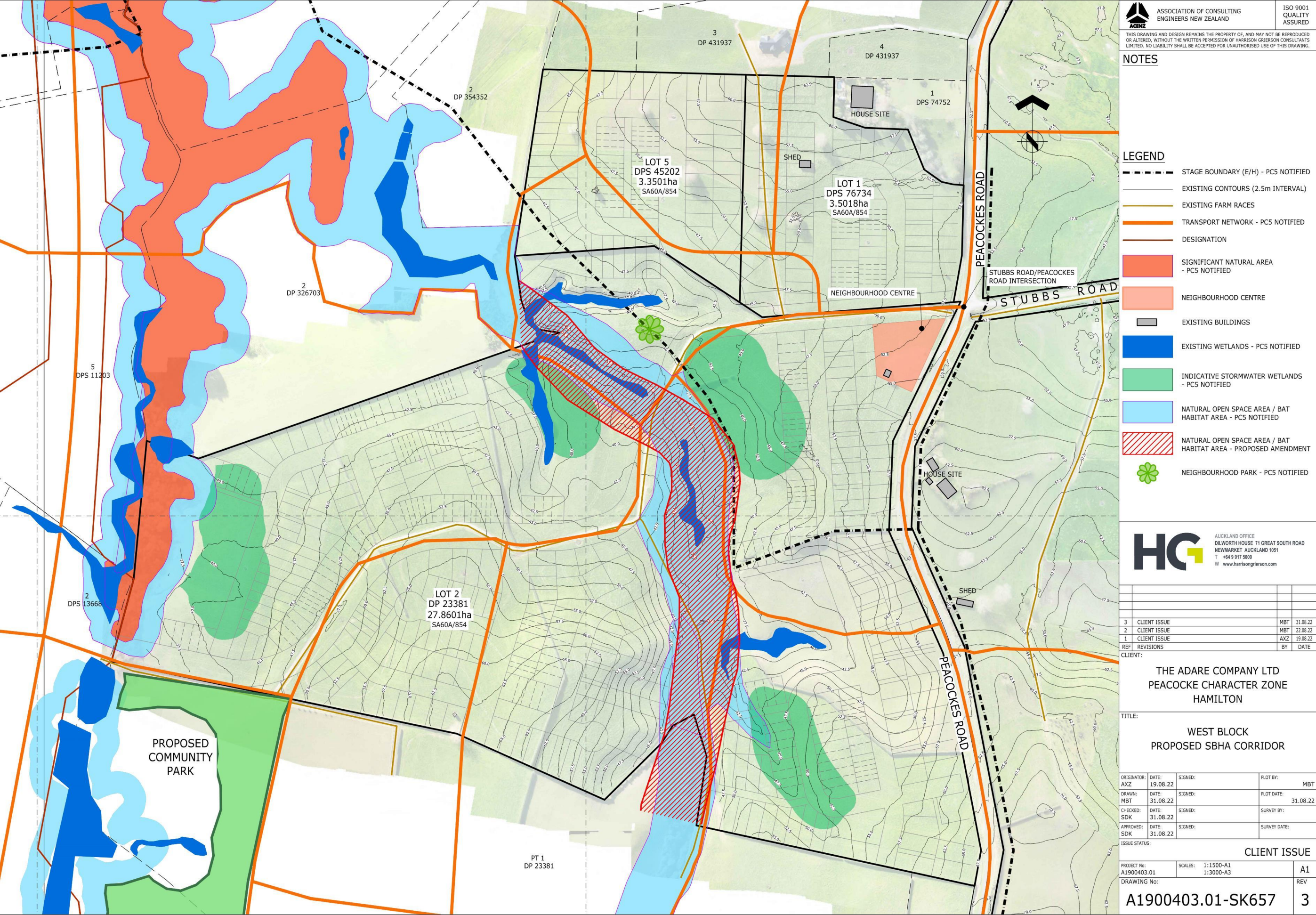


West Block High Option





# West Block Proposed SBHA Corridor

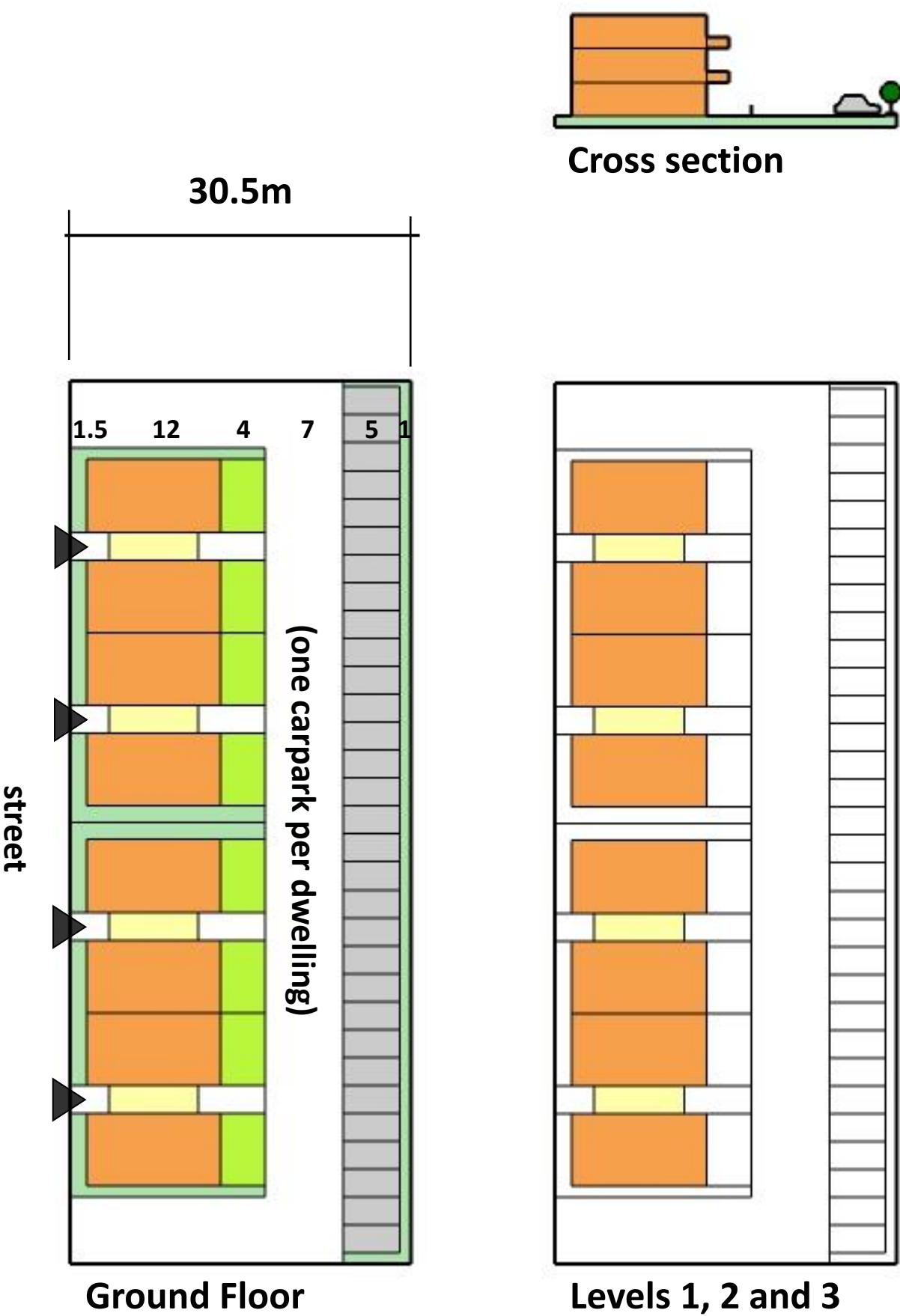




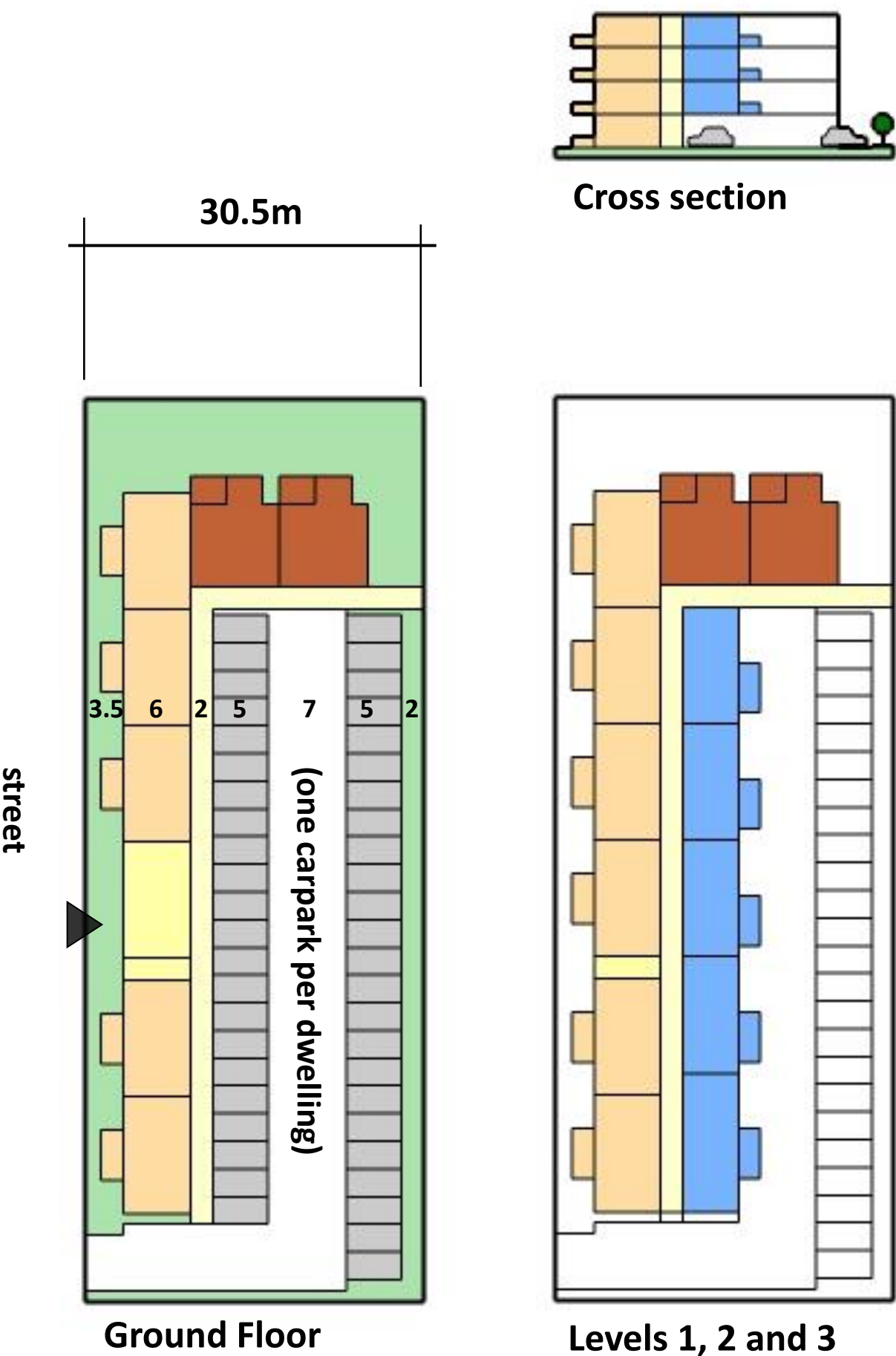
**Appendix B. Illustrative typical apartment layouts**



Typical three-storey walk-up apartments



Typical four-storey central corridor apartments

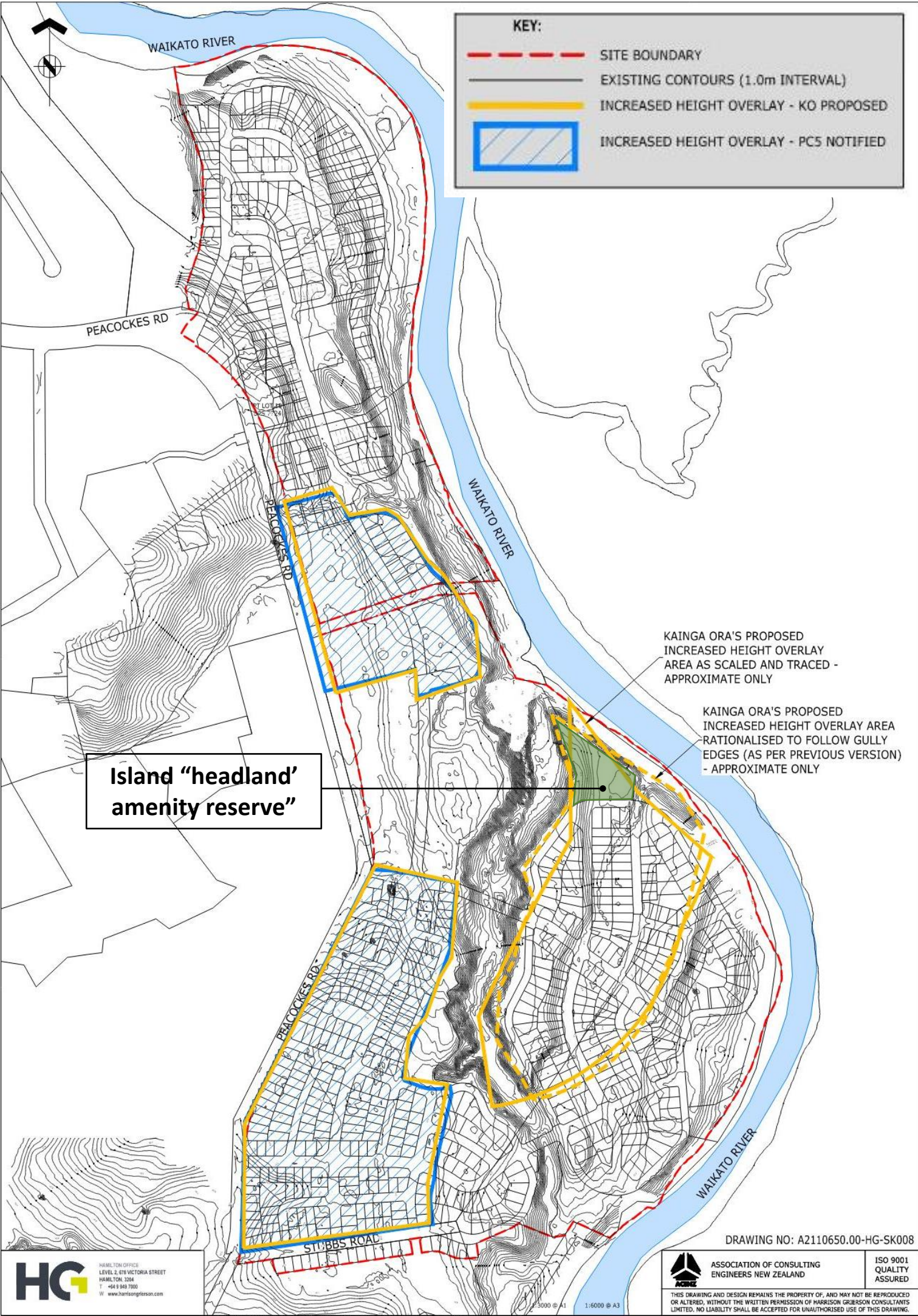


**Appendix C. Kāinga Ora’s latest position on Increased Height Overlay**



# Amberfield

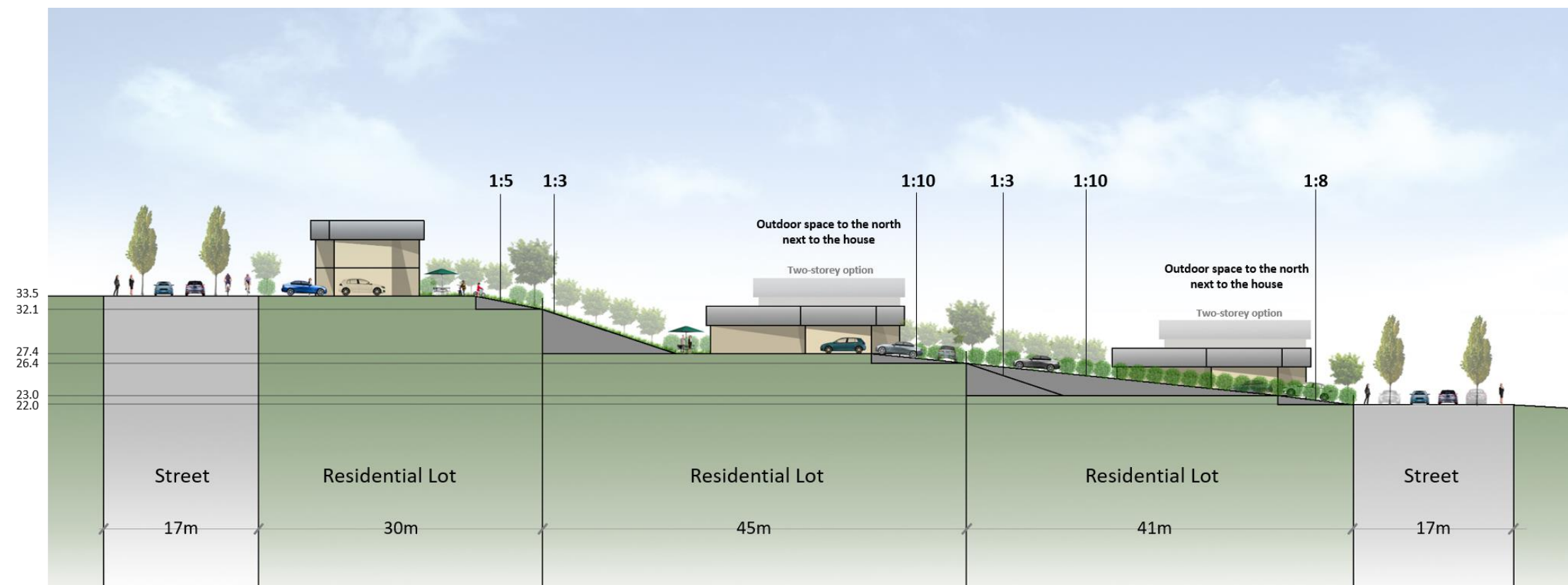
## Increased Height Overlay Areas



**Appendix D. Amberfield slope approach cross sections**

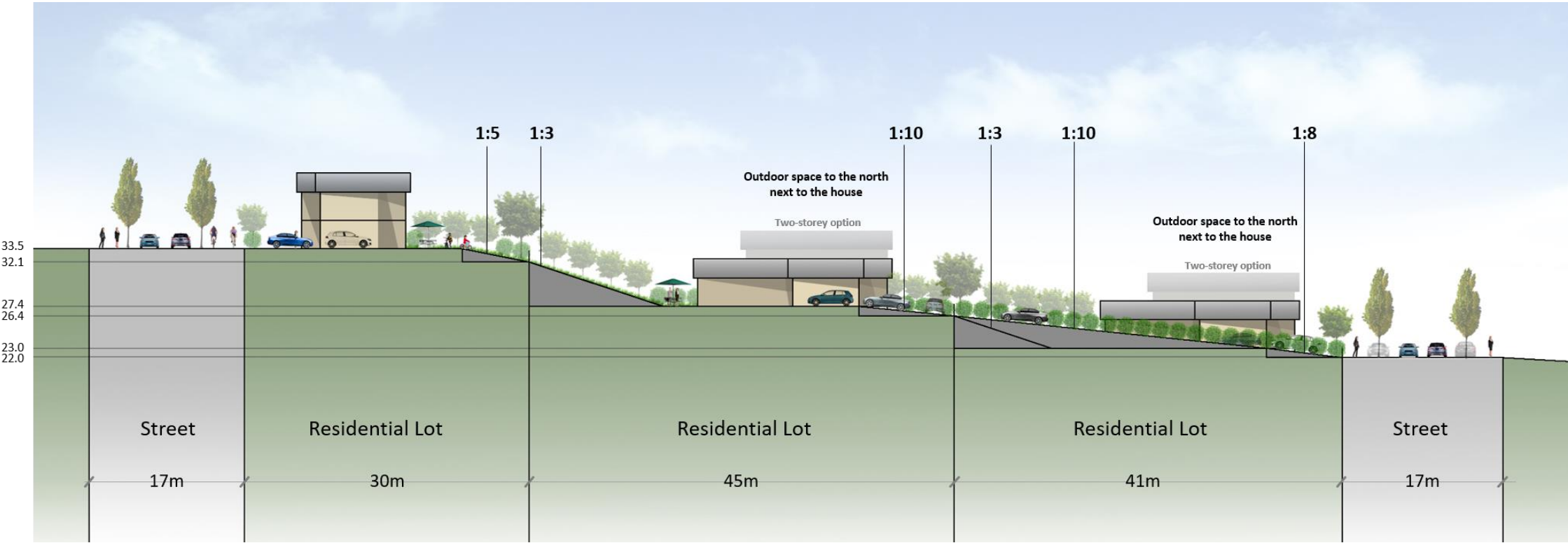


# Northern Amberfield, cross section A-A'



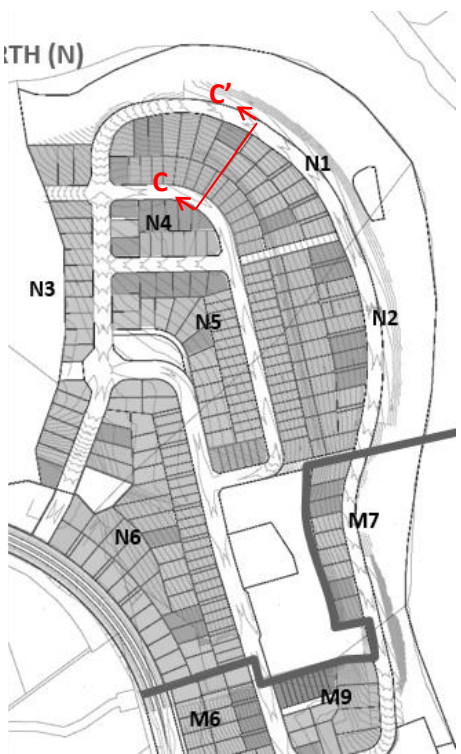
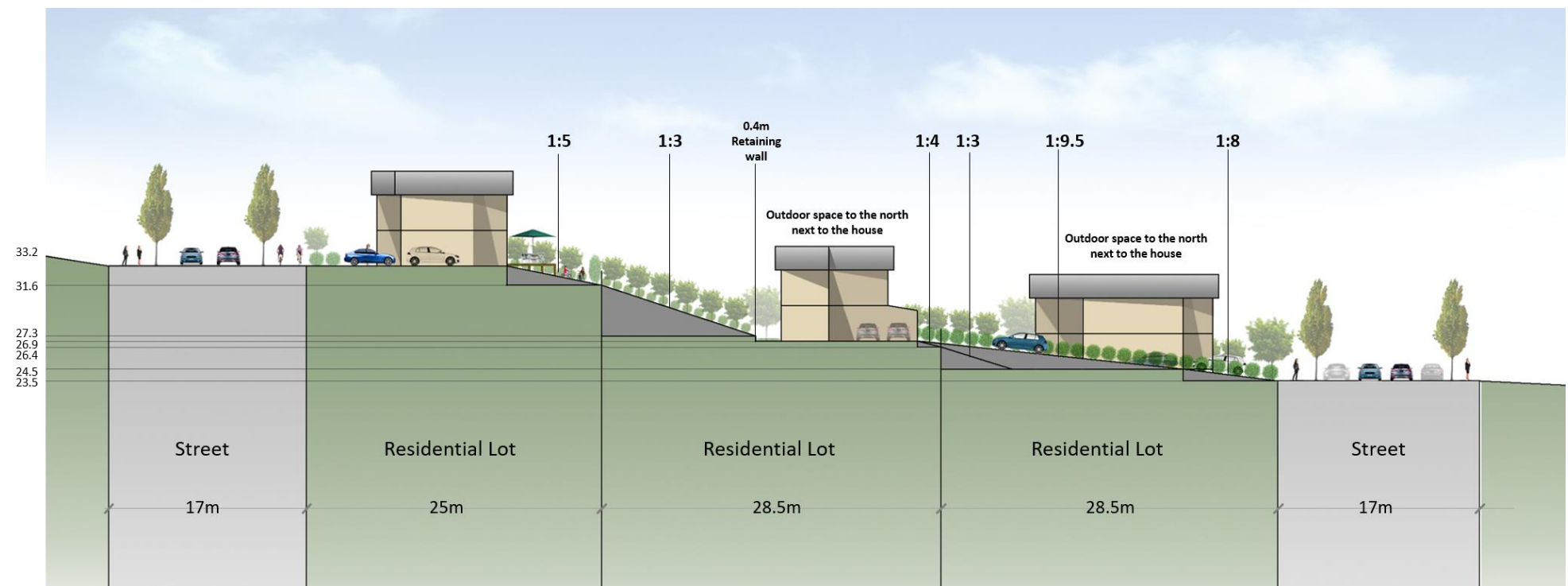


Northern Amberfield, cross section B-B'





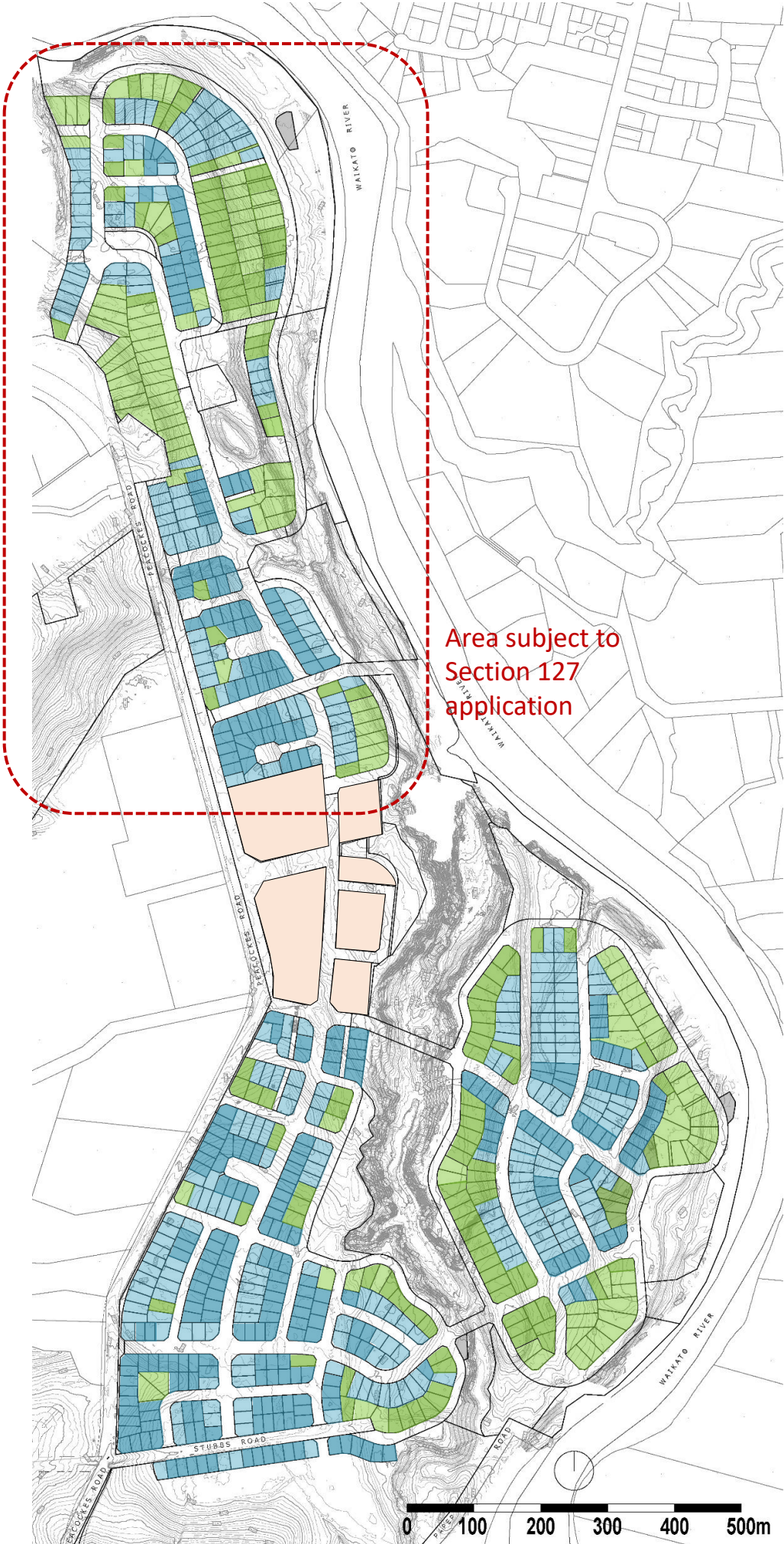
Northern Amberfield, cross section C-C'



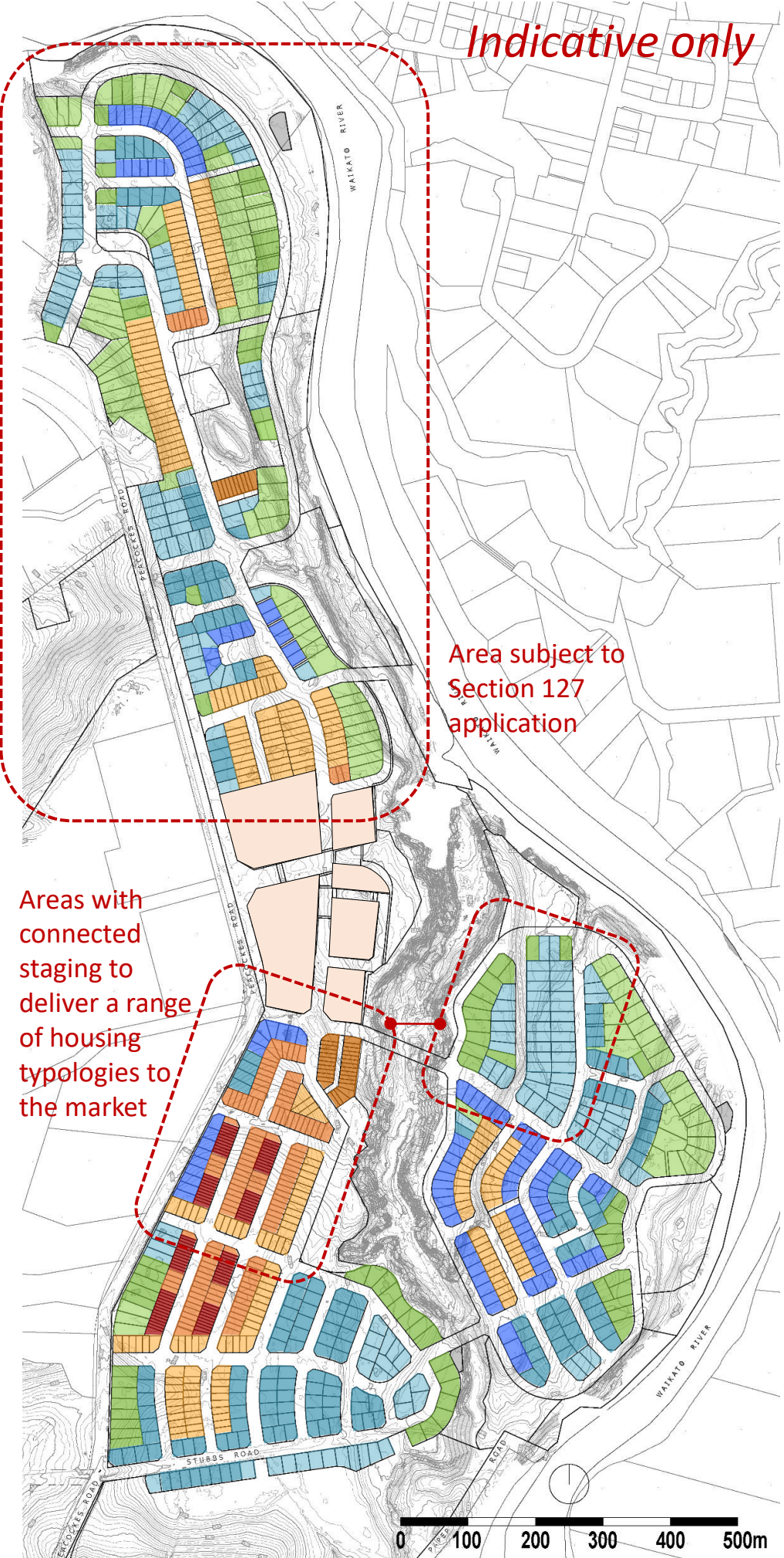
**Appendix E. Amberfield intensification and staging intentions**



Consented layout



Intensification and staging intentions



*Indicative only*

**Key**

- >700m<sup>2</sup> standalone
- 600-699m<sup>2</sup> standalone
- 500-599m<sup>2</sup> standalone
- 400-499m<sup>2</sup> standalone
- 300-399m<sup>2</sup> standalone
- 10m wide duplex or terrace
- 8m wide terrace
- 6m wide terrace off rear lane
- 4.5m wide terrace



## **Appendix F. Tender design for the Peacockes Road-Whatukooruru Drive intersection**



**Appendix G. Conceptual design options for the Peacocke Local Centre**



# Peacocke Local Centre Concept – Option 1: One large supermarket south

Urbanismplus, September 2022

Principles and Criteria		Score	Comments
1	A well-located centre		Critical mass close to the river
2	A connected centre		Retail all on one side of Peacockes Road; some commercial across
3	A cohesive centre		Large majority of retail along main street, but some along spine
4	A viable centre (anchor)		Connected to main street; easy parking; can grow
5	A viable centre (specialty retail)		Retail around anchor and along main street
6	A legible centre		Good activation; supermarket servicing along Peacockes Road

Areas	GF provided	1 <sup>st</sup> floor provided	Total provided	HCC 2048 projected
Supermarket	4,800m <sup>2</sup>	-	4,800m <sup>2</sup>	4,800m <sup>2</sup>
Specialty retail, including grocery	5,300m <sup>2</sup>	-	5,300m <sup>2</sup>	5,300m <sup>2</sup>
Specific hospitality	1,200m <sup>2</sup>	-	1,200m <sup>2</sup>	-
Commercial	1,300m <sup>2</sup>	1,300m <sup>2</sup>	2,600m <sup>2</sup>	2,600m <sup>2</sup>
Potential community facility	1,500m <sup>2</sup>	-	1,500m <sup>2</sup>	-
Total GFA	14,100m <sup>2</sup>	1,300m <sup>2</sup>	15,400m <sup>2</sup>	12,700m <sup>2</sup>

Spare capacity in Local Centre Zone	Areas
Above specialty retail	5,300m <sup>2</sup> per floor
Above specific hospitality	1,200m <sup>2</sup> per floor
Above commercial	1,300m <sup>2</sup> per floor
Above potential community facility	1,500m <sup>2</sup> per floor
Total (GFA)	9,300m <sup>2</sup> per floor
Total additional land	13,100m <sup>2</sup>

Legend

Local Centre Zone boundary (as notified)

Supermarket

Specific hospitality

Specialty retail (shops approx. 9m x 15m)

Commercial

Potential community facility

Additional capacity (potential residential, including apartments or terraced housing)

Residential (medium density housing)

Potential education facility

Parking (4 parking bays)



# Peacocke Local Centre Concept – Option 2: One supermarket south, one supermarket north

Urbanismplus, September 2022

Principles and Criteria		Score	Comments
1	A well-located centre		Critical mass close to the river
2	A connected centre		Retail all on one side of Peacockes Road; some commercial across
3	A cohesive centre		Large majority of retail along main street, but some along spine
4	A viable centre (anchor)		Connected to main street; easy parking; can grow
5	A viable centre (specialty retail)		Retail around anchor and along main street
6	A legible centre		Good activation; supermarket servicing along Peacockes Road

Areas	GF provided	1 <sup>st</sup> floor provided	Total provided	HCC 2048 projected
Supermarket	5,100m <sup>2</sup>	-	5,100m <sup>2</sup>	4,800m <sup>2</sup>
Specialty retail, including grocery	5,300m <sup>2</sup>	-	5,300m <sup>2</sup>	5,300m <sup>2</sup>
Specific hospitality	1,200m <sup>2</sup>	-	1,200m <sup>2</sup>	-
Commercial	1,300m <sup>2</sup>	1,300m <sup>2</sup>	2,600m <sup>2</sup>	2,600m <sup>2</sup>
Potential community facility	1,500m <sup>2</sup>	-	1,500m <sup>2</sup>	-
Total GFA	14,400m <sup>2</sup>	1,300m <sup>2</sup>	15,700m <sup>2</sup>	12,700m <sup>2</sup>

Spare capacity in Local Centre Zone	Areas
Above specialty retail	5,300m <sup>2</sup> per floor
Above specific hospitality	1,200m <sup>2</sup> per floor
Above commercial	1,300m <sup>2</sup> per floor
Above potential community facility	1,500m <sup>2</sup> per floor
Total (GFA)	9,300m <sup>2</sup> per floor
Total additional land	9,900m <sup>2</sup>

Legend

Local Centre Zone boundary (as notified)

Supermarket

Specific hospitality

Specialty retail (shops approx. 9m x 15m)

Commercial

Potential community facility

Additional capacity (potential residential, including apartments or terraced housing)

Residential (medium density housing)

Potential education facility

Parking (4 parking bays)

Appendices to evidence in chief of Wayne Bredemeijer

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# Peacocke Local Centre Concept – Option 3: Two supermarkets south

Urbanismplus, September 2022

Principles and Criteria		Score	Comments
1	A well-located centre		Critical mass close to the river
2	A connected centre		Retail all on one side of Peacockes Road; some commercial across
3	A cohesive centre		Large majority of retail along main street, but some along spine
4	A viable centre (anchor)		Connected to main street; easy parking; can grow
5	A viable centre (specialty retail)		Retail around anchor and along main street
6	A legible centre		Good activation; supermarket servicing along Peacockes Road

Areas	GF provided	1 <sup>st</sup> floor provided	Total provided	HCC 2048 projected
Supermarket	5,100m <sup>2</sup>	-	5,100m <sup>2</sup>	4,800m <sup>2</sup>
Specialty retail, including grocery	5,300m <sup>2</sup>	-	5,300m <sup>2</sup>	5,300m <sup>2</sup>
Specific hospitality	1,200m <sup>2</sup>	-	1,200m <sup>2</sup>	-
Commercial	1,300m <sup>2</sup>	1,300m <sup>2</sup>	2,600m <sup>2</sup>	2,600m <sup>2</sup>
Potential community facility	1,500m <sup>2</sup>	-	1,500m <sup>2</sup>	-
Total GFA	14,400m <sup>2</sup>	1,300m <sup>2</sup>	15,700m <sup>2</sup>	12,700m <sup>2</sup>

Spare capacity in Local Centre Zone	Areas
Above specialty retail	5,300m <sup>2</sup> per floor
Above specific hospitality	1,200m <sup>2</sup> per floor
Above commercial	1,300m <sup>2</sup> per floor
Above potential community facility	1,500m <sup>2</sup> per floor
Total (GFA)	9,300m <sup>2</sup> per floor
Total additional land	11,400m <sup>2</sup>

Legend

Local Centre Zone boundary (as notified)

Supermarket

Specific hospitality

Specialty retail (shops approx. 9m x 15m)

Commercial

Potential community facility

Additional capacity (potential residential, including apartments or terraced housing)

Residential (medium density housing)

Potential education facility

Parking (4 parking bays)

The site plan illustrates the proposed layout for the Peacocke Local Centre. Key features include:

- Streets:** Peacockes Road, Main Street, and Bridge Street.
- Buildings and Areas:**
  - 3,400m<sup>2</sup> (top left)
  - 3,200m<sup>2</sup> (top middle)
  - 1,700m<sup>2</sup> (top right)
  - 2,400m<sup>2</sup> (45m x 53m) (middle left)
  - 3,600m<sup>2</sup> (45m x 80m) (middle left)
  - 1,900m<sup>2</sup> (middle right)
  - 1,500m<sup>2</sup> (43m x 35m) (bottom left)
  - 1,200m<sup>2</sup> (bottom right)
- Parking:** 182 cp (middle left), 84 cp (bottom left), 22 cp (bottom right).
- Other Features:** A blue area labeled '2 storeys' (bottom right), a pink area (middle left), and a purple area (middle right).
- Boundary:** Local Centre Zone boundary (dashed purple line).
- Scale:** 0 5 10 15 20 25.
- North Arrow:** Indicated by a circle with a vertical line.

Appendices to evidence in chief of Wayne Bredemeijer

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