

## Michelle van Straalen

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**From:** Michelle van Straalen  
**Sent:** Friday, 5 June 2020 10:39  
**To:** [REDACTED]  
**Cc:** official information  
**Subject:** LGOIMA 20092 - Peacocke Development

Kia ora

Further to your information request of 8 May 2020 in respect of the Peacocke Development, I am now able to provide Hamilton City Council's response.

### You requested:

*Please provide all documents related to the Peacocke Development and the rationale for the putting a road through Shaw's Bird Park in Tamahere.*

### Our response:

The Peacocke area is a 720ha area of rural land to the southeast of the Glenview suburb of Hamilton City. The land was incorporated into the City from the neighbouring Waipa District Council in 1989 for the express purpose of providing for the City's future urban growth. We have included a timeline illustrating the background processes, including structure plans associated with the land being zoned for residential development.

Peacocke has remained largely undeveloped since 1989, mostly due to the funding required to establish the strategic infrastructure required to 'open up' the growth cell for development. Because of the high costs, the funding for the strategic infrastructure was generally planned to be outside of each of the 10-year plan budget period. In 2016 the Government provided a unique opportunity for Hamilton to bid for a portion of the 10-year interest-free \$1B Housing Infrastructure Fund.

The opportunity provided through the HIF made Peacocke the preferred option within the Council's draft 10-Year Plan due to its improved affordability along with the area's long-term housing capacity; ability to 'balance' the city with the central city returning to a geographical centre of Hamilton; proximity to essential services including the Waikato Hospital; and ability to harness cross-region work including the Southern Links road network. The Peacocke development will enable more than 3700 new houses over the next 10 years. To enable these houses to be built, the Council needs to invest in strategic infrastructure (eg main roads and pipes) so developers can link subdivisions to that infrastructure. As part of accepting the new funding, the Council sought community views on where we should grow through the 2018-28 10-Year Plan consultation. Of those who gave feedback, 73% favoured developing Peacocke. The Council's final 10-Year Plan was signed off in June 2018 confirming the commitment to develop Peacocke with the HIF funding.

Hamilton City Council is currently developing the Southern Links transport network within the Peacocke area.

As part of that process Council will be acquiring land within the designated transport corridors. One such piece of land sits within a property on Hall Road, marketed as "Shaw's Bird Park". Council intends to acquire part of the property for its arterial road and is working through that process with the property owners.

The Southern Links process started in 2011 and evaluated a wide range of network options, identified three broad networks, and narrowed these down over time to the preferred option. The process took more than four years and \$4.5M jointly funded by the Council and NZ Transport Agency. Independent commissioners considered these issues and made their decision after full public consultation.

The link below includes key documents that present key inputs and outputs relating to the rationale for putting a road through Shaw's Bird Park.

These comprise:

- A timeline illustrating the designation and structure plan processes.
- Information from the Southern Links Investigation and Notice of Requirement Processes that relate to the route selection:
  - Evidence relating to consultation and alternatives
  - Evidence relating to the concept design philosophy
  - The final assessment of environmental effects (AEE) for Southern Links and the Appendices relating to the option selection (ACRE process) and Link Option Analyses
- The Peacocke Housing Infrastructure Fund Indicative and Detailed Business Cases that supported the 2018-28 10-Year Plan consultation and decisions.
- Affidavits relating to the current Environment Court mediation that include planning and traffic rationale for the route selection

The documents can be downloaded from the following link:

<https://www.dropbox.com/sh/7o59s1cw7s5igrz/AAD6X0wbGP9phwv8FueBCtMta?dl=0>

Please feel free to contact me if you have any further queries regarding your request, or if you have any issues viewing the documents.

If you have any concerns with this response you have the right seek a review by the Ombudsman. Details on how to make a complaint can be found at [www.ombudsman.parliament.nz](http://www.ombudsman.parliament.nz).

Kind regards,

**Michelle van Straalen**

Official Information Advisor | Legal Services

DDI: 07 974 0589 | [Michelle.vanStraalen@hcc.govt.nz](mailto:Michelle.vanStraalen@hcc.govt.nz)



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**From:** official information

**Sent:** Friday, 8 May 2020 3:00 PM

**To:** [REDACTED]

**Cc:** official information <officialinformation@hcc.govt.nz>

**Subject:** HPE CM: LGOIMA 20091 - Peacocke Development

Kia ora

I write to acknowledge your information request of 8 May 2020 in respect of information pertaining to the Peacocke Development and the rationale for the putting a road through Shaw's Bird Park in Tamahere.

Please be advised that your request has been passed on to the relevant team within Council and you will be informed of the outcome.

The Local Government Official Information and Meetings Act 1987 requires that we advise you of our decision on whether the Council will provide the requested information or not "as soon as reasonably practicable", no later than 20 working days after the day we received your request. We will respond to you no later than 8 June 2020.

Kind regards,

**Michelle van Straalen**  
Official Information Advisor | Legal Services

DDI: 07 974 0589 | [Michelle.vanStraalen@hcc.govt.nz](mailto:Michelle.vanStraalen@hcc.govt.nz)



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## HCC Website - Request for Information

Reference: HCC-RFI-200508-7U34P-56Y

Attachment: not supplied

Contact title: Ms

Contact first name: [REDACTED]

Contact last name: [REDACTED]

Organisation:

Preferred contact method: Email

Email address: [REDACTED]

Phone number:

### Request message

Please provide all documents related to the Peacocke Development and the rationale for the putting a road through Shaw's Bird Park in Tamahere.

I am aware of the legal issues and the Environment Court.