

IN THE MATTER of the Resource Management Act 1991 (Act)
AND
IN THE MATTER of an application for subdivision and land use
consent for the Amberfield development
pursuant to the Act.

APPLICANT Weston Lea Limited

CONSENT AUTHORITY Hamilton City Council

Kobus Mentz datashow

EVIDENCE-IN-CHIEF OF JACOBUS (KOBUS) MARTHINUS MENTZ
FOR WESTON LEA LIMITED

Dated: 12 April 2019

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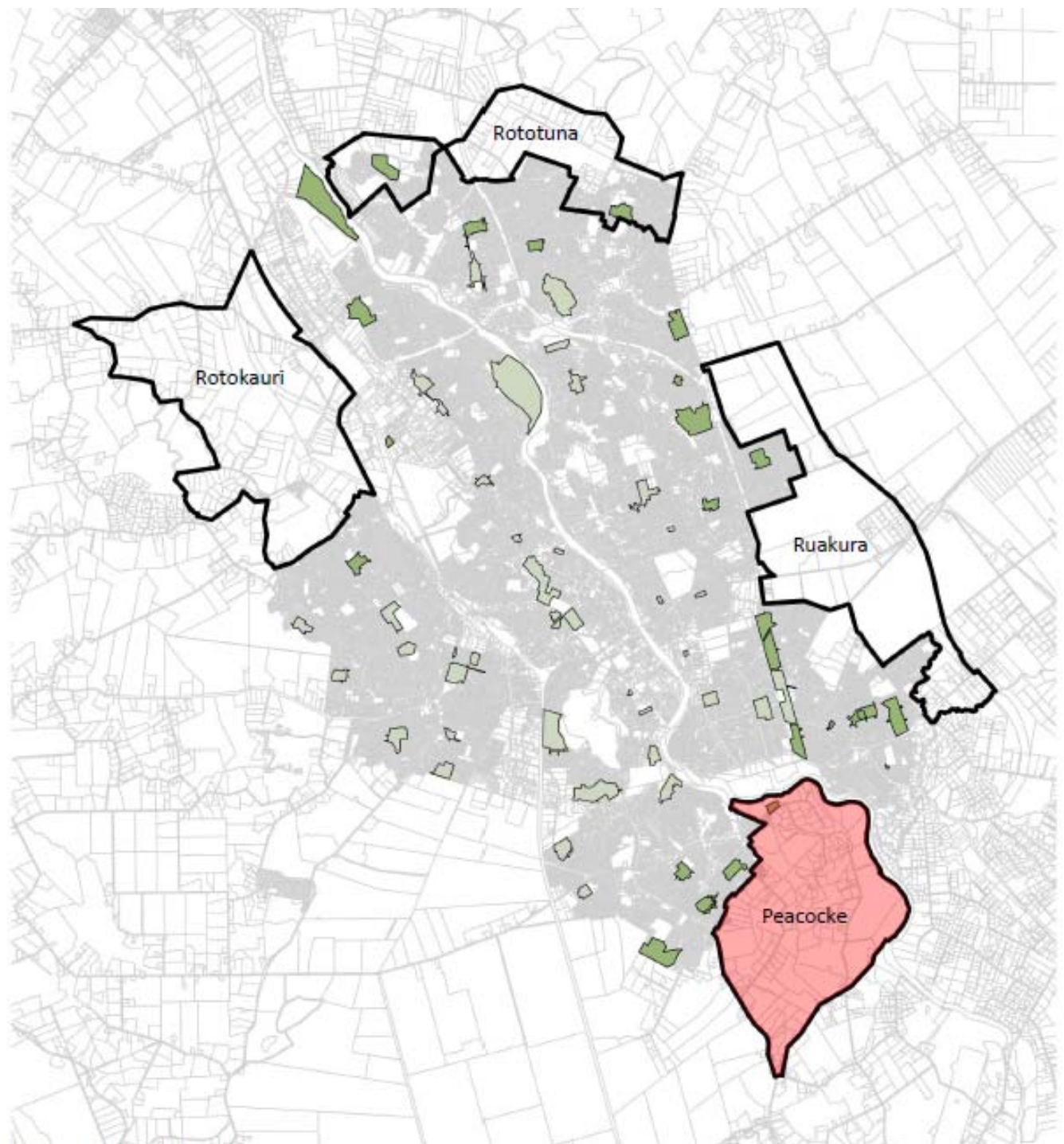
AMBERFIELD
PEACOCKE, HAMILTON
URBAN DESIGN REPORT

URBANISPLUS
MAY 2018

A vibrant new
community that
embraces the Waikato
River at Peacocke,
Hamilton's premier new
growth area.

J0629

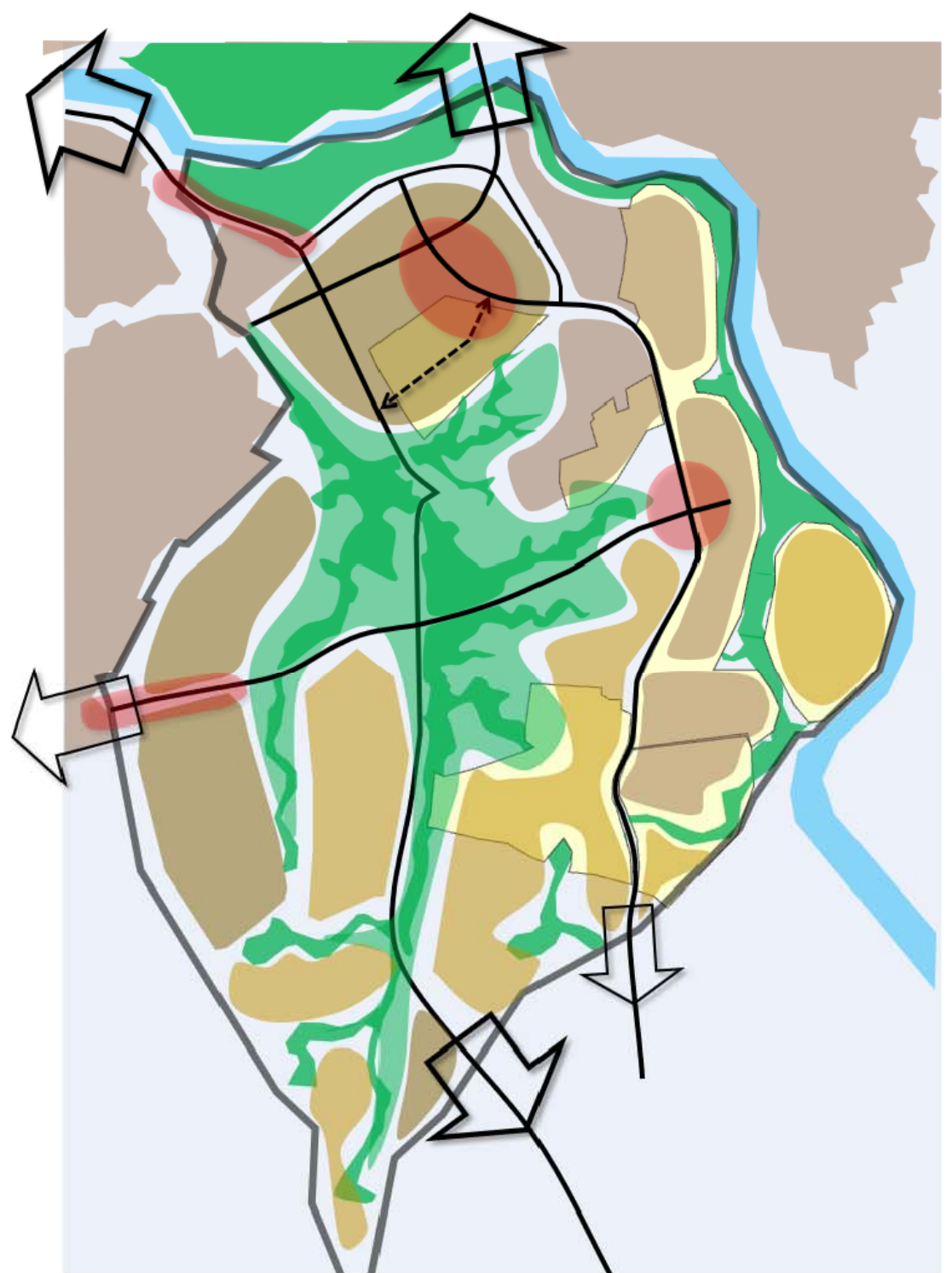
Urbanismplus Ltd
Level 1, 10 O'Connell Street, Auckland City. Ph. 09 302 2488

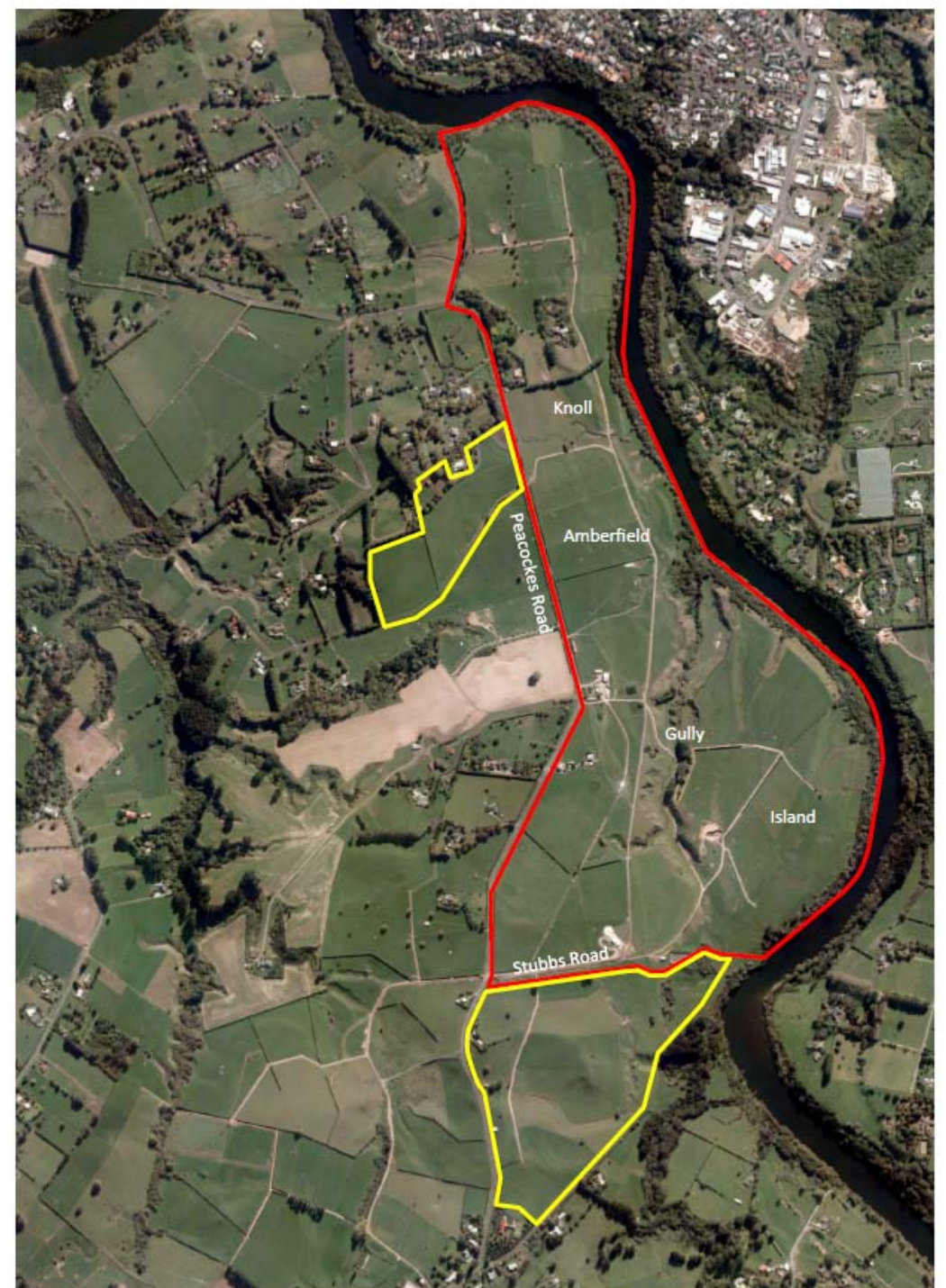


ABOVE FIG. 2-1: Hamilton growth areas.

Figure 2-3

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ABOVE FIG. 2-5: The Site (indicated by red outline) and rural balance lots (indicated in yellow outline).

Waikato River, city-wide cycle links and bus services, as well as efficient access to the airport via the Southern Links project. There is an opportunity to induce diversity of use and a focal point for the community in the form of a 'village' defined in the Structure Plan as a Suburban Centre, where Peacockes Road intersects with the east-west arterial. This will offer the convenience of some local retail, employment opportunities, reducing the need to travel.

Constraints

Foremost amongst the constraints are the extreme level changes in certain areas, which demand highly calculated design responses to avoid excessive retaining walls, earthworks, or tortuous access road alignments. The section of long and narrow Site lined by Peacockes Road presents design challenges to ensure the layout does not either turn its back on the road or result in too many repetitive side streets. Views of the river are intermittent due to stretches of steeply dropping embankments with heavy vegetation.

Site photographs



ABOVE FIG. 2-6a: The grounds of the existing dwelling.



ABOVE FIG. 2-6b: The existing dwelling.



ABOVE FIG. 2-6c: View of the Waikato River from the Site.



ABOVE FIG. 2-6d: Waikato River access from the Site.



ABOVE FIG. 2-6e: Northern terraces.



ABOVE FIG. 2-6f: Lower mid-terrace.



ABOVE FIG. 2-6g: Archaeological reserve.



ABOVE FIG. 2-6h: The Knoll.



ABOVE FIG. 2-6i: Existing track across the gully, which will become a cycle/walking path.



ABOVE FIG. 2-6j: The Island viewed from the north.



ABOVE FIG. 2-6k: Looking south from the Island.



ABOVE FIG. 2-6l: Vegetation in the gully.



ABOVE FIG. 2-6m: Gully looking north.

Figure 3-1

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The conceptual framework

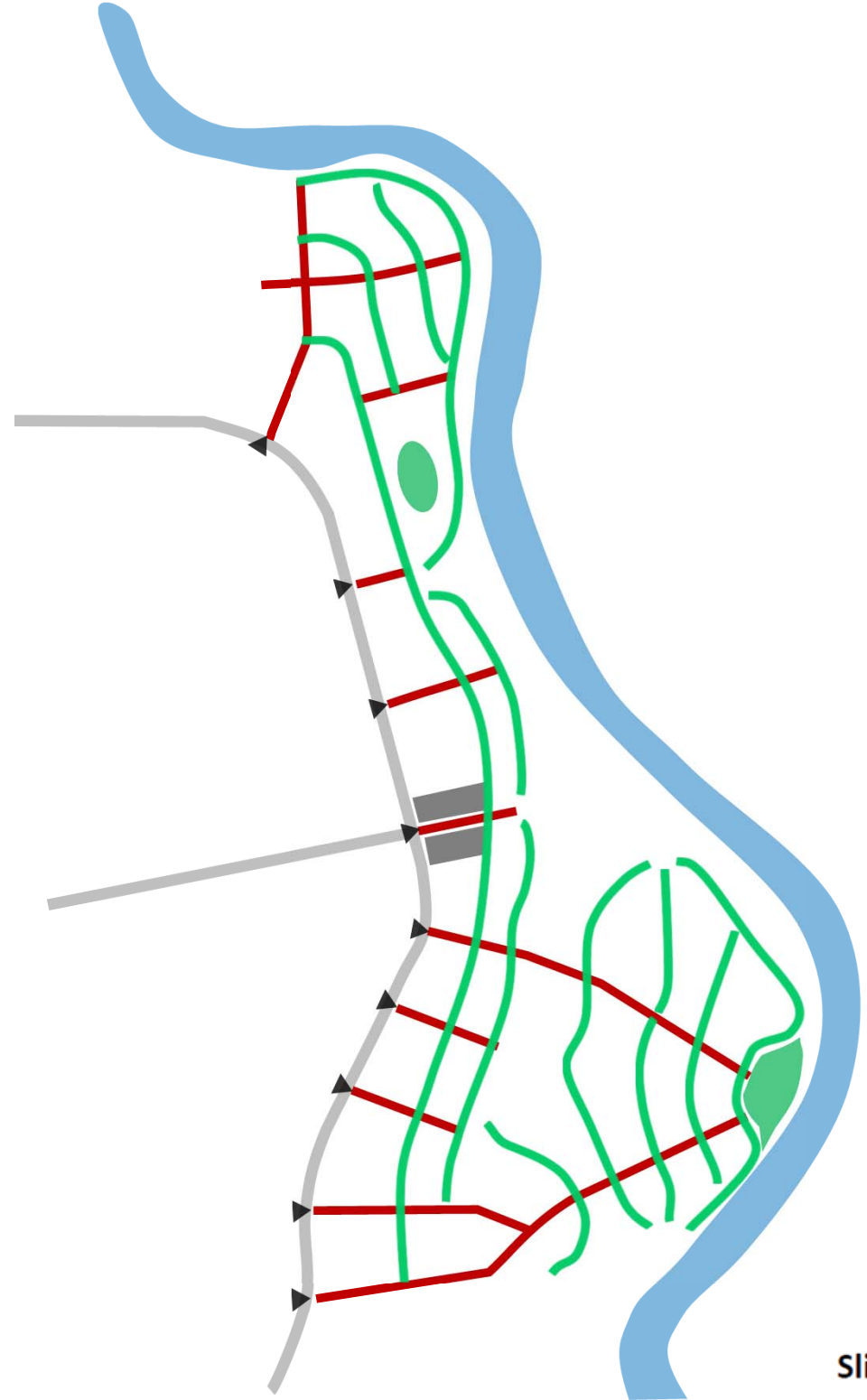


Figure 3-2

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Urban design principles

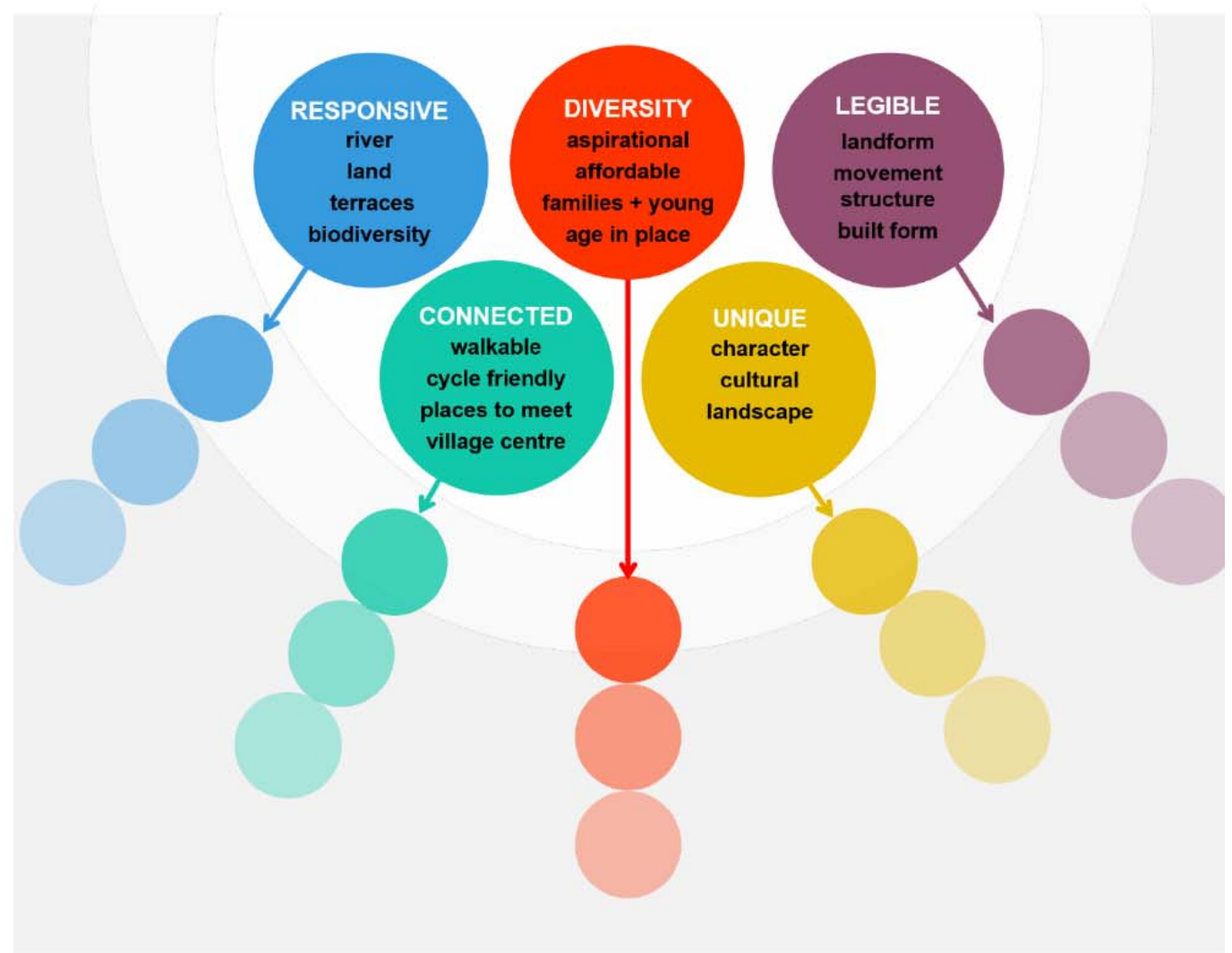
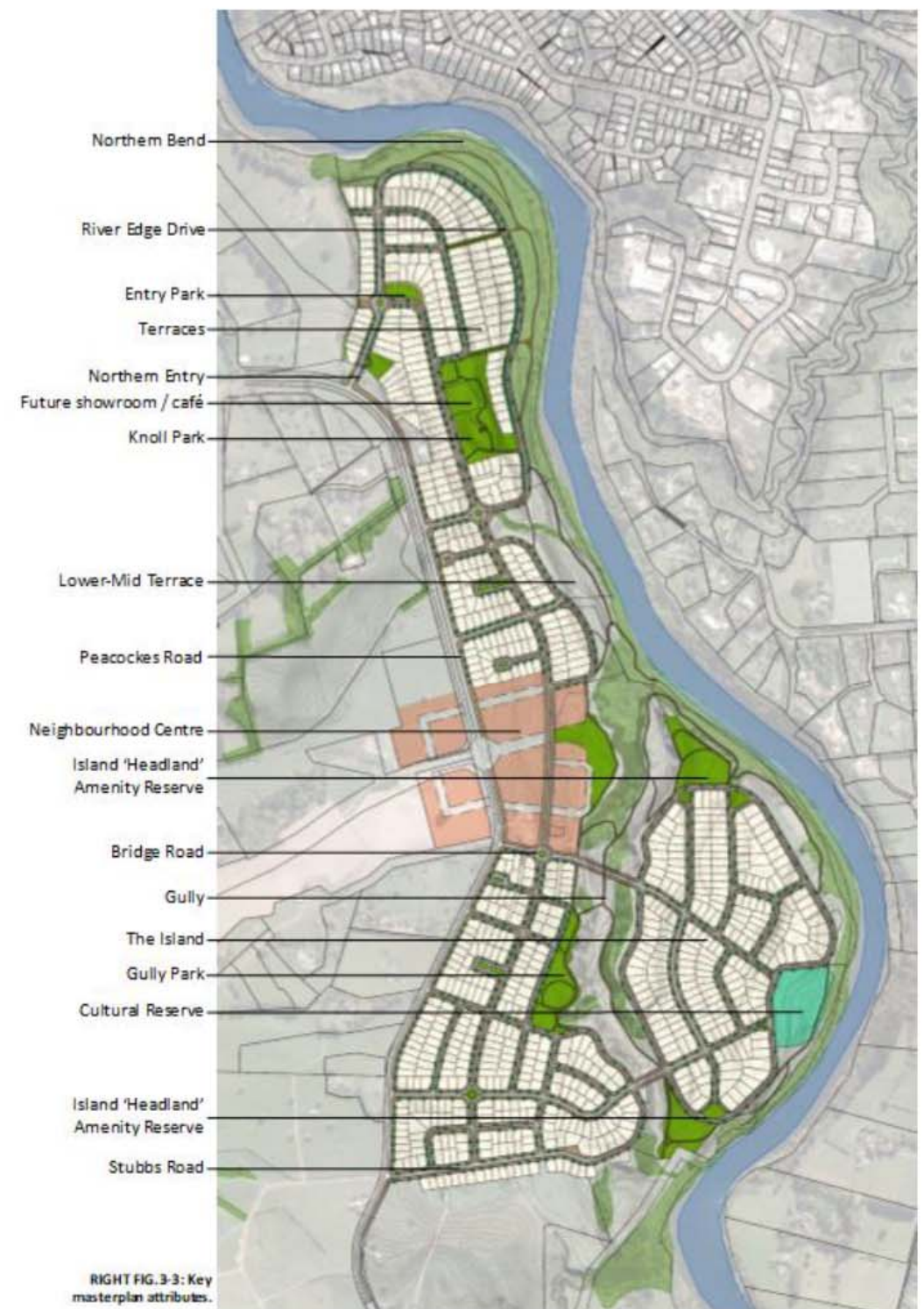


Figure 3-3 (updated for design revision)

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The Amberfield Masterplan



The four neighbourhoods

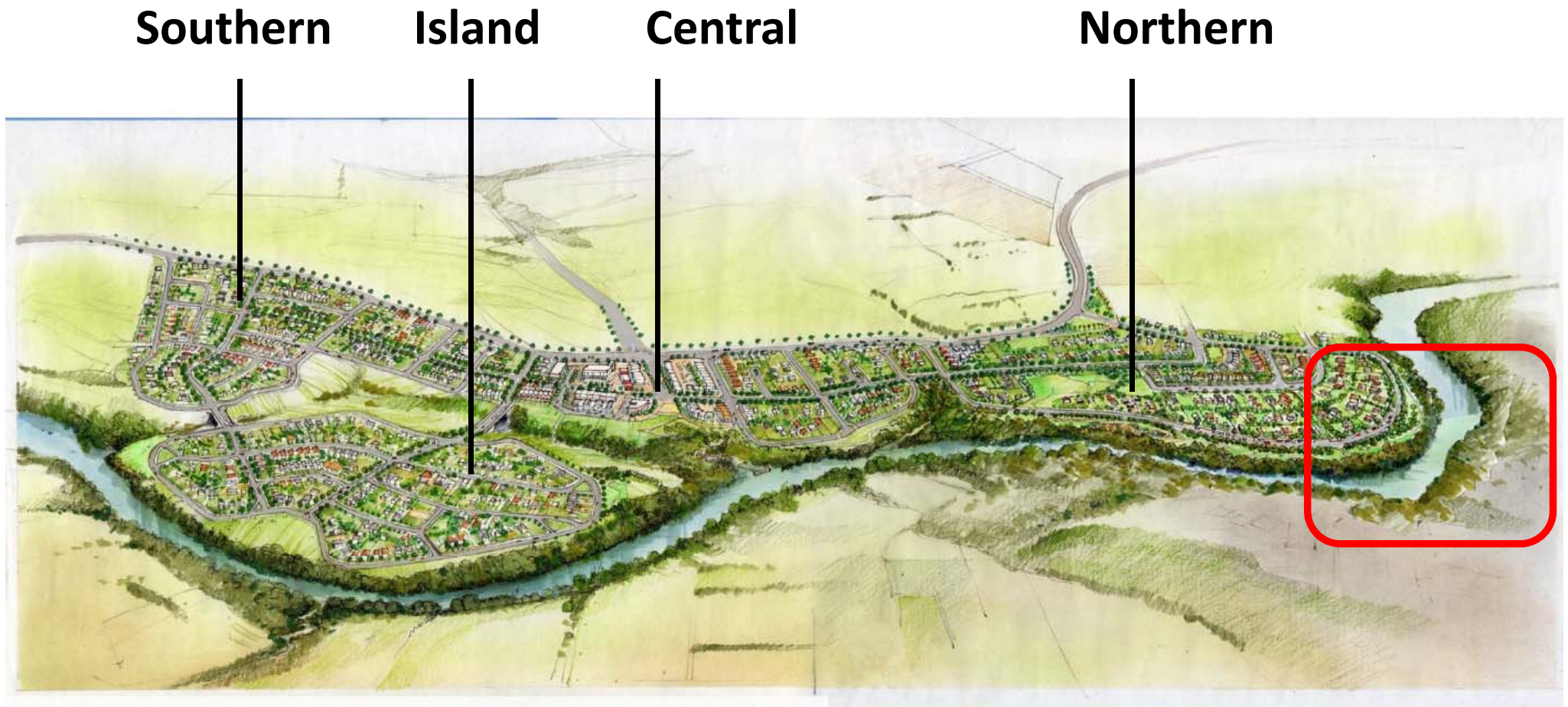


Figure 3-4 (updated for design revision)

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Figure 3-5 (updated for design revision)

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Northern

The north will set the standard, offer many housing choices, and introduce residents to open spaces and the river.

LEGEND

- a** Northern bend
- b** River edge
- c** Low speed lane
- d** Pedestrian links
- e** Entry park
- f** Terraces
- g** Northern entry
- h** Knoll Park
- i** The Knoll
- j** Dwellings front onto Peacockes Road
- k** Mid entry
- l** Walking / cycling shared path
- m** Cul-de-sacs



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The central area acts a hub which connects all neighbourhoods and forms the heart of the community.

The design of the Village Centre and its open spaces are illustrative only, this area is defined by two superblocks in the subdivision application, and will be dealt with through a future application.

- a Village Centre
- b Gully
- c Future east-west arterial
- d Village park
- e Walking / cycling shared path



Southern

The south, late in the development staging, offers the opportunity to respond to future market changes and the possible inclusion of a sports park

NOTE:
Tree locations are
indicative only.

LEGEND

- a** Village Centre
- b** Bridge Road
- c** Stubbs Road
- d** Low speed lane
- e** Walking / cycling shared path
- f** Gully
- g** The Island
- h** Gully park
- i** Smaller lots
- j** Possible sports park (darker area)
- k** Dwellings front onto Peacocks Road
- l** Cul-de-sacs

RIGHT FIG. 3-7: The South.



Figure 3-8

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The Island

The island celebrates its geographic singularity as well as the cultural and archaeological uniqueness of the whole site.

NOTE:
Tree locations are
indicative only.

LEGEND

- a** Waikato River
- b** Gully
- c** Road connections
- d** Bridge
- e** Archaeological reserve
- f** Low speed lane
- g** Walking / cycling shared path
- h** Island 'headland' amenity reserve
- i** Culvert bridge

RIGHT FIG. 3-8: The Island.



Neighbourhood Centre

A place of social and material exchange
where the community comes together.

Figure 4-1

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Neighbourhood Centre

A place of social and material exchange
where the community comes together.

Figure 4-2

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Neighbourhood Centre

A place of social and material exchange
where the community comes together.

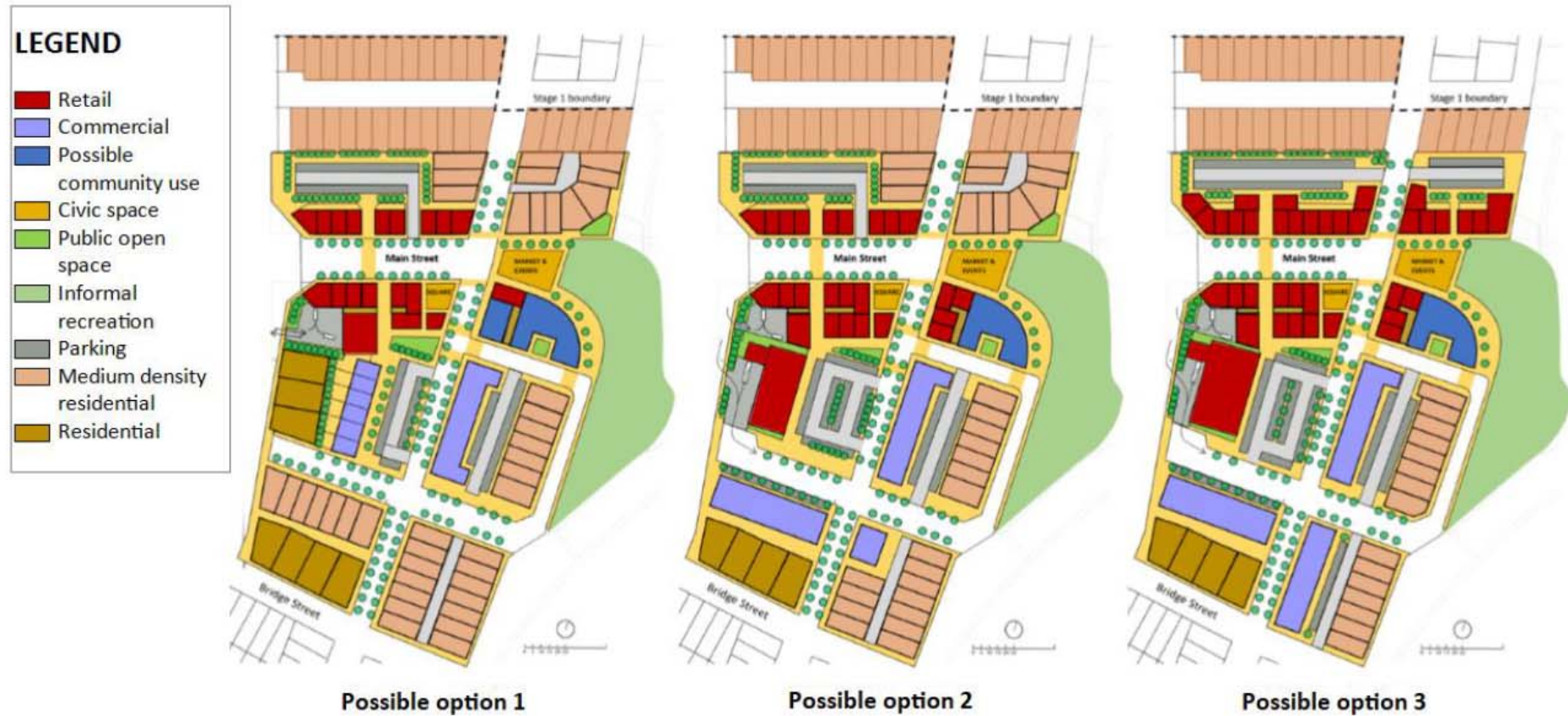


Figure 4-3

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Residential environment

A diverse sociable living environment



ABOVE FIG. 5-1: Artist impression of medium density housing.

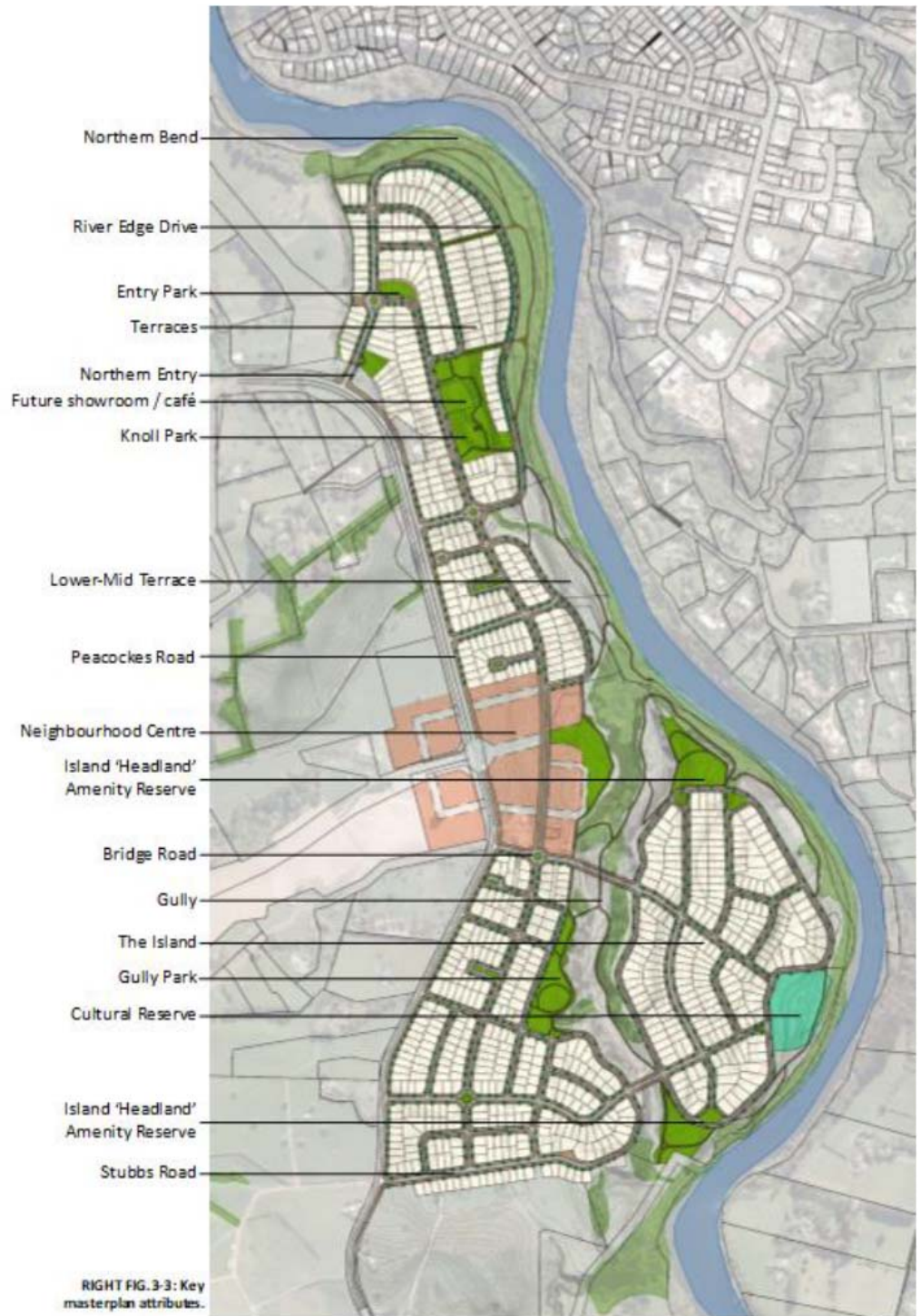
Residential environment

A diverse sociable living environment

- The residential environment
- Block design
- Lot layout

Figure 3-3 (updated for design revision)

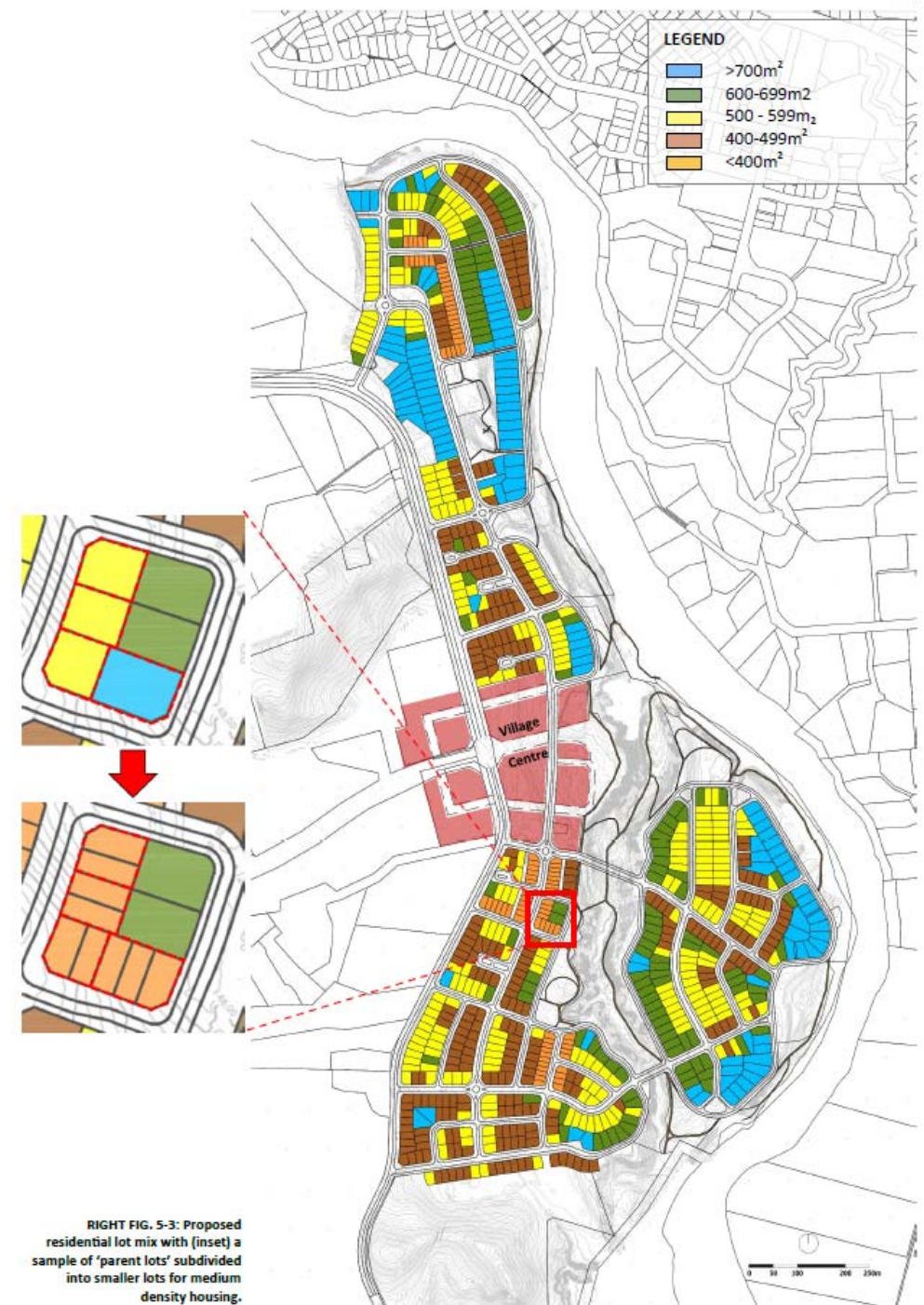
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Residential environment

A diverse sociable living environment

- Lot mix approach and lot count
 - o 833 residential lots
 - o 880 residential lots with medium density
- Provision for future medium density
- Future dwelling design
- Residential urban design guidance



Cultural and archaeological

Celebrating the Waikato of a hundred chiefs, at every bend a chief -
“Waikato Taniwharau, He piko he taniwha, He piko he taniwha.”



Figure 6-1 (updated)

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Ecology

Figure 6-2 (updated for design revision)

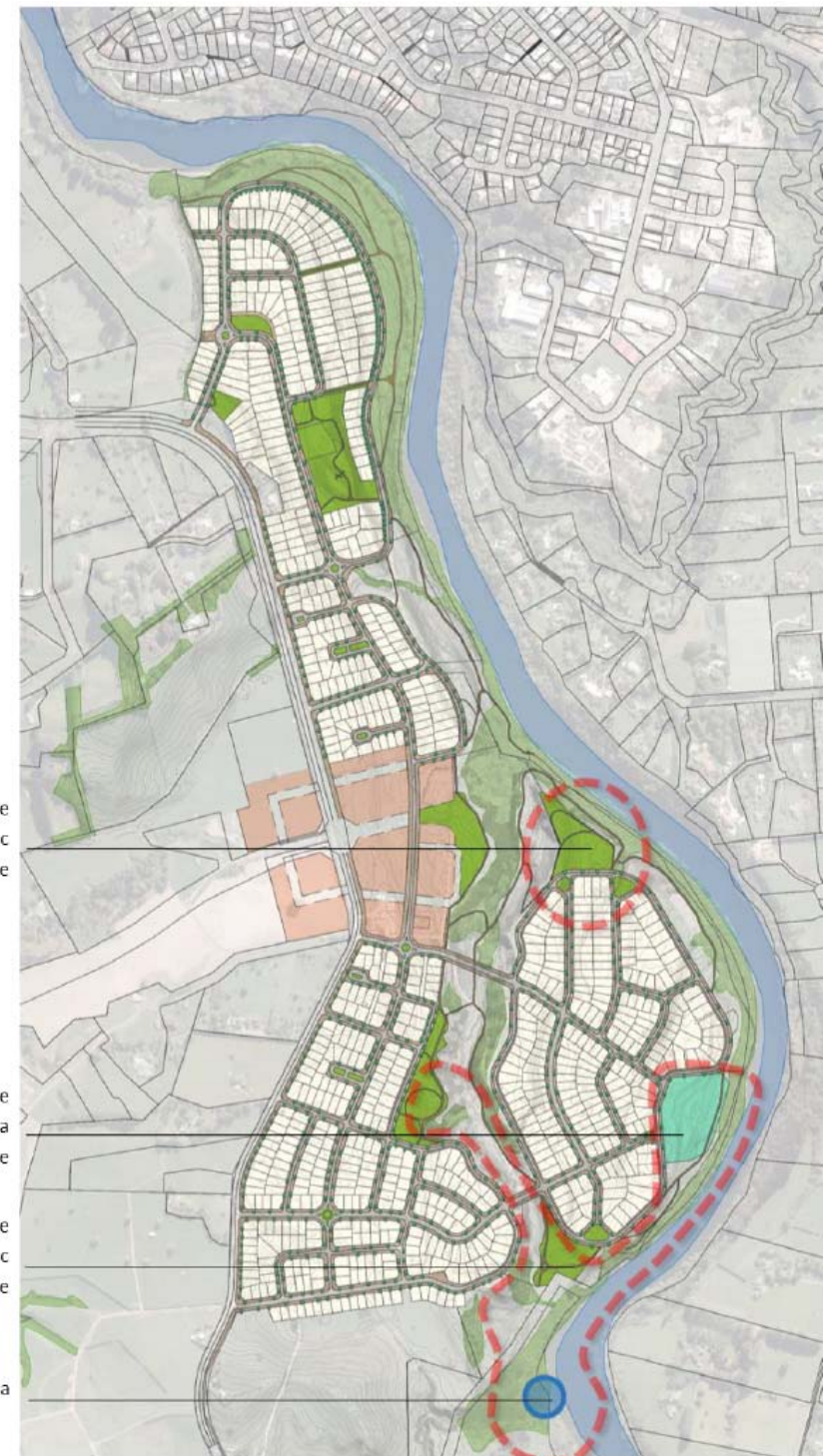
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Public open space
celebrating historic
cultural significance

Archaeological reserve
with representative area
of Māori horticulture

Public open space
celebrating historic
cultural significance

Nukuhau Pa

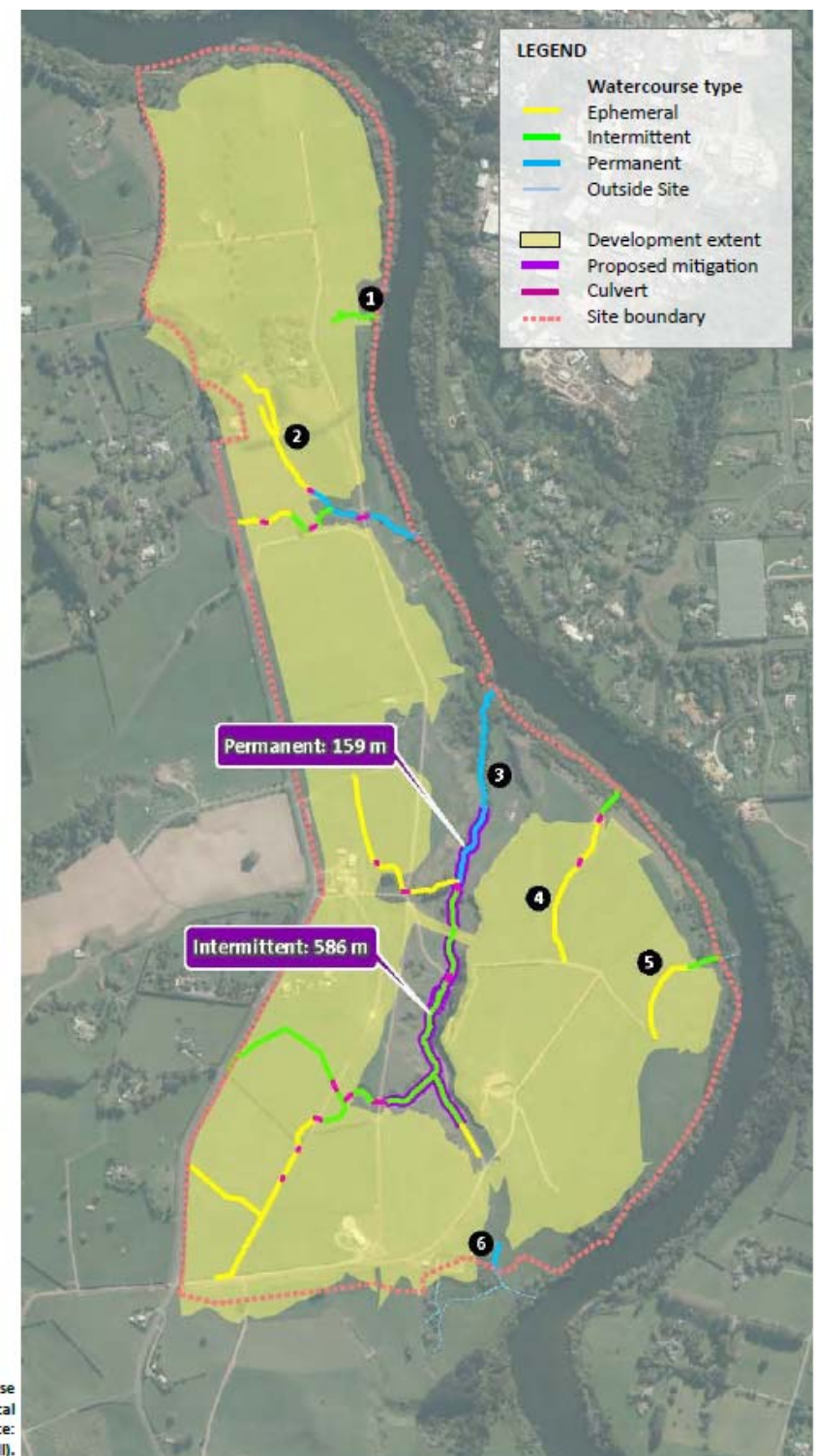


Ecology

Figure 7-1 (updated for design revision)

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RIGHT FIG. 7-1: Watercourse location and ecological mitigation (image source: Boffa Miskell).



Public open space

Good places that celebrate, involve, and inspire.



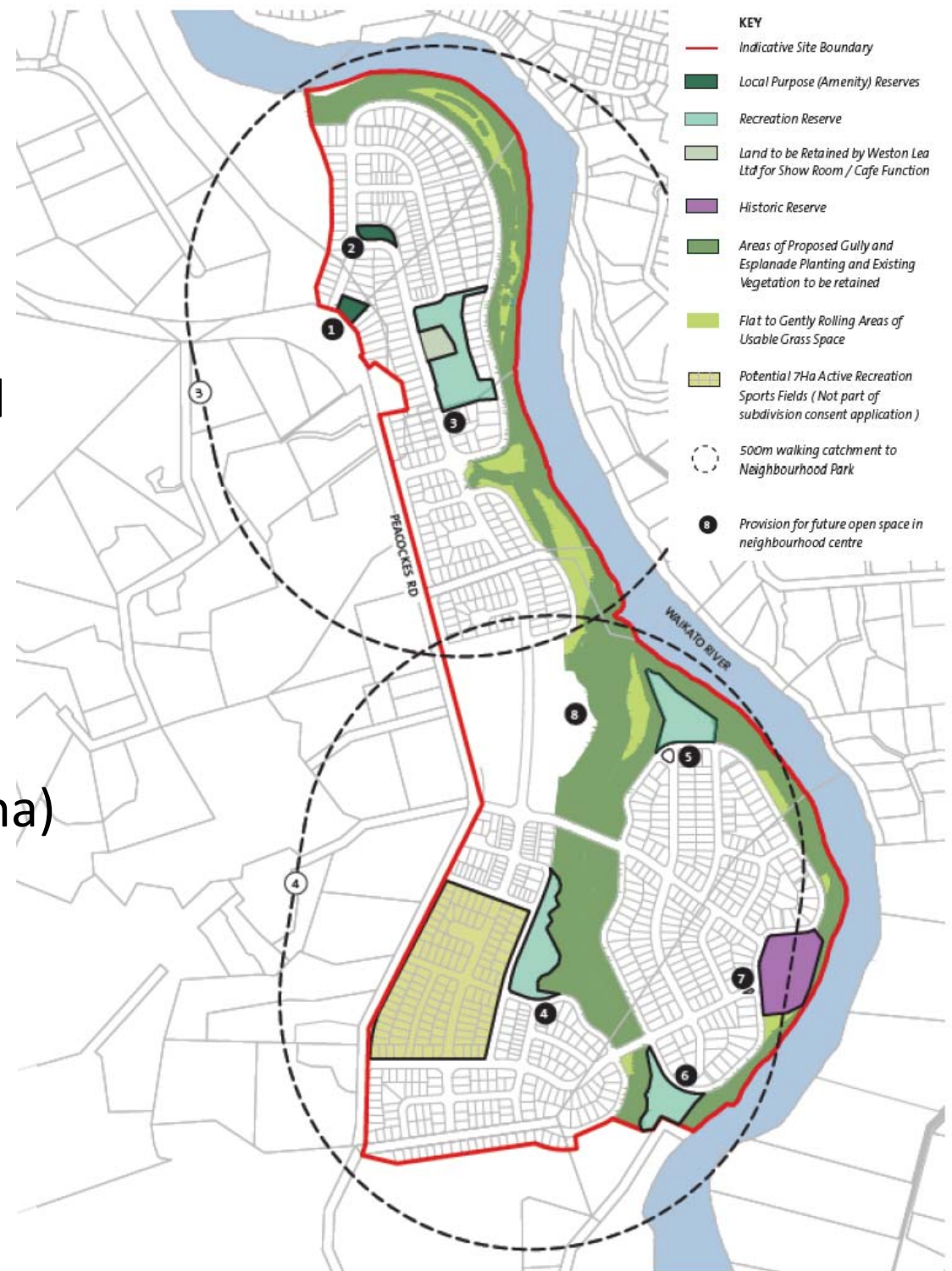
ABOVE FIG. 8-1: Artist impression of the Knoll Park.

Public open spaces

1. Entry space
2. Pocket park
3. Knoll park
4. Southwestern neighbourhood park
5. Northern Island headland amenity reserve
6. Southern Island headland amenity reserve
7. Archaeological reserve (1.59 ha) reserve
8. Neighbourhood centre

Figure 8-2 (updated for design revision)

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Stormwater management

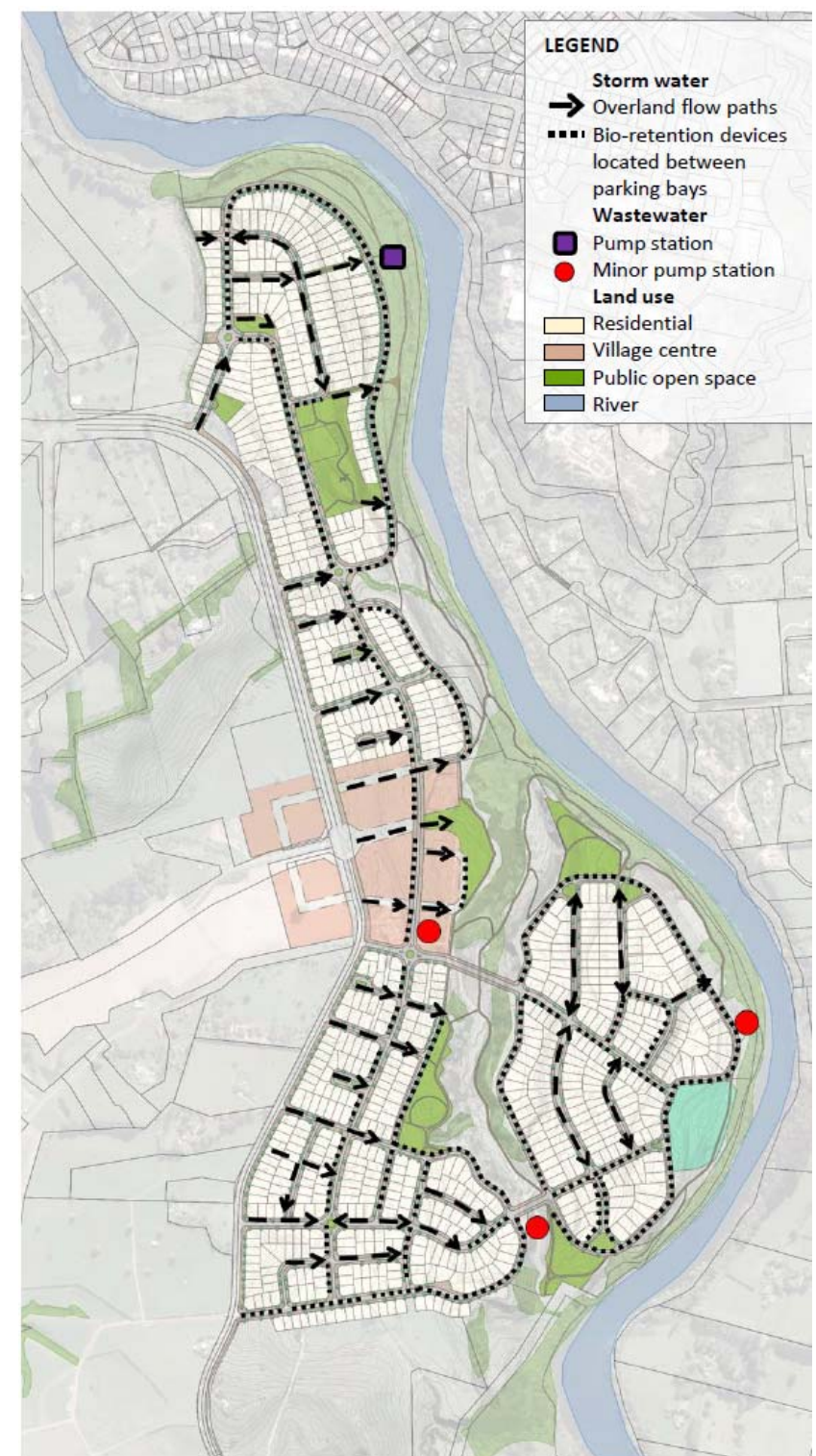


Figure 9-1 (updated for design revision)

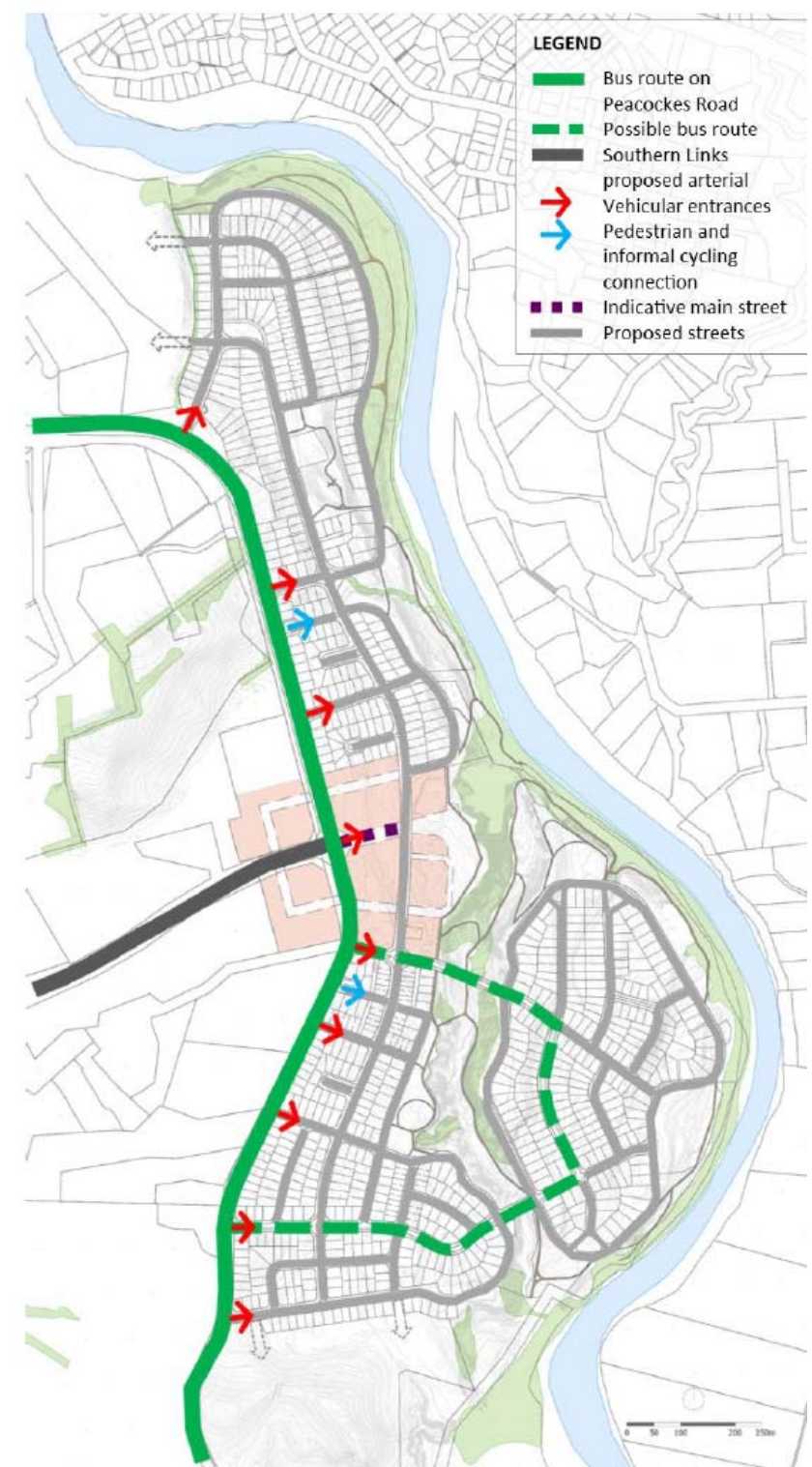
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Movement

- Peacockes Road

Figure 11-1 (updated for design revision)

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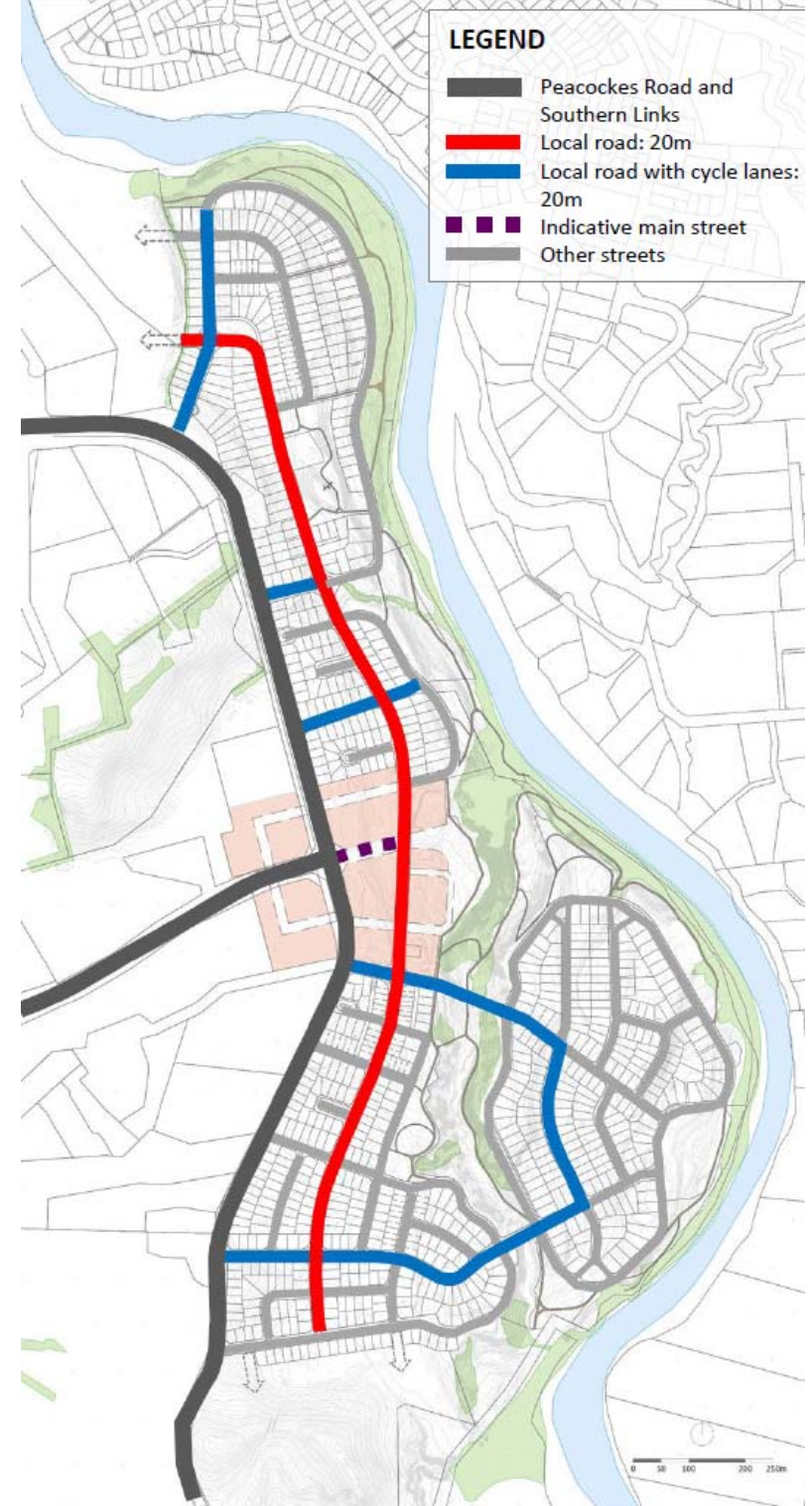


Movement

- Local Roads

Figure 11-4 (updated for design revision)

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Movement

- Minor Roads

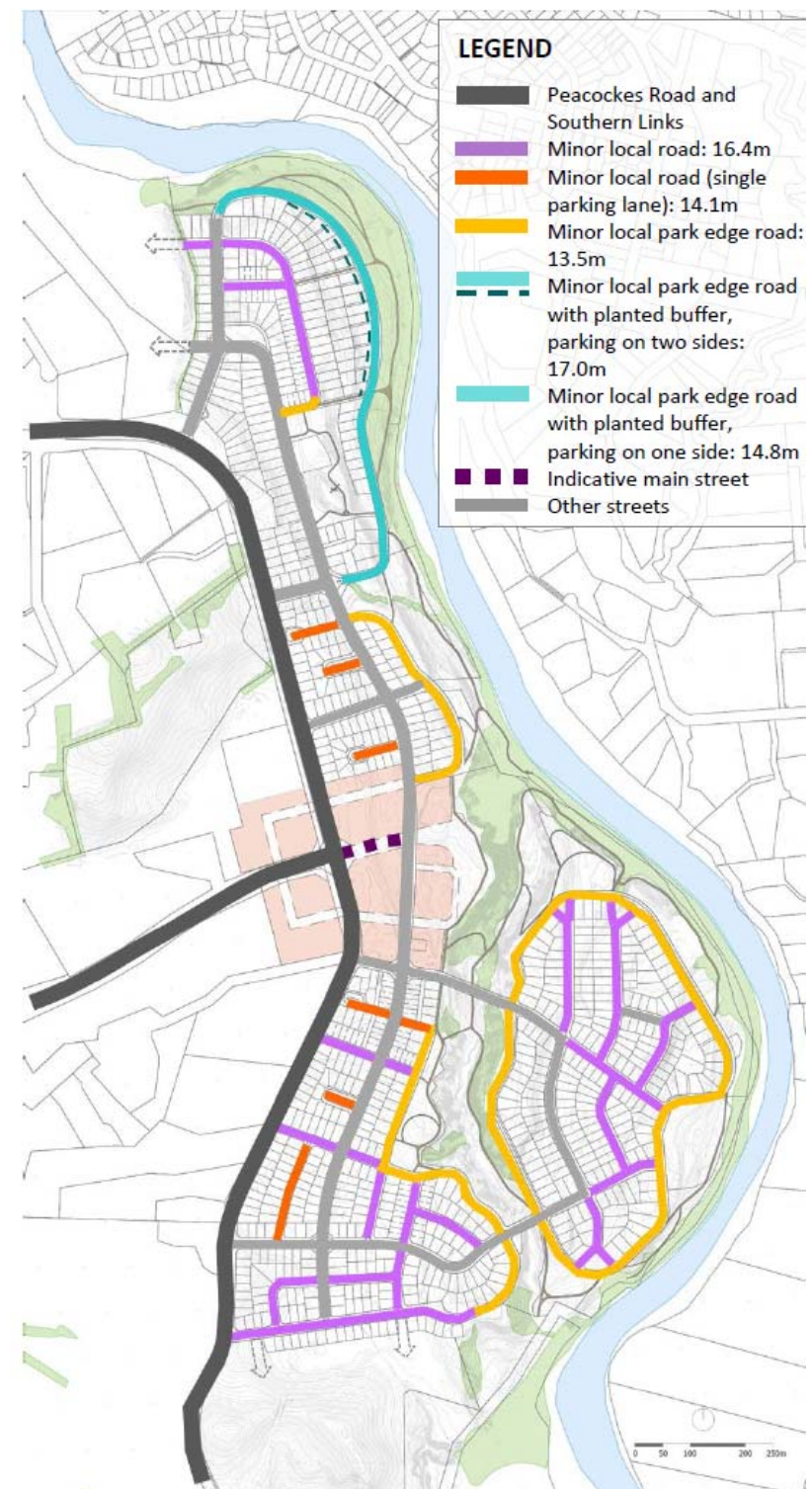
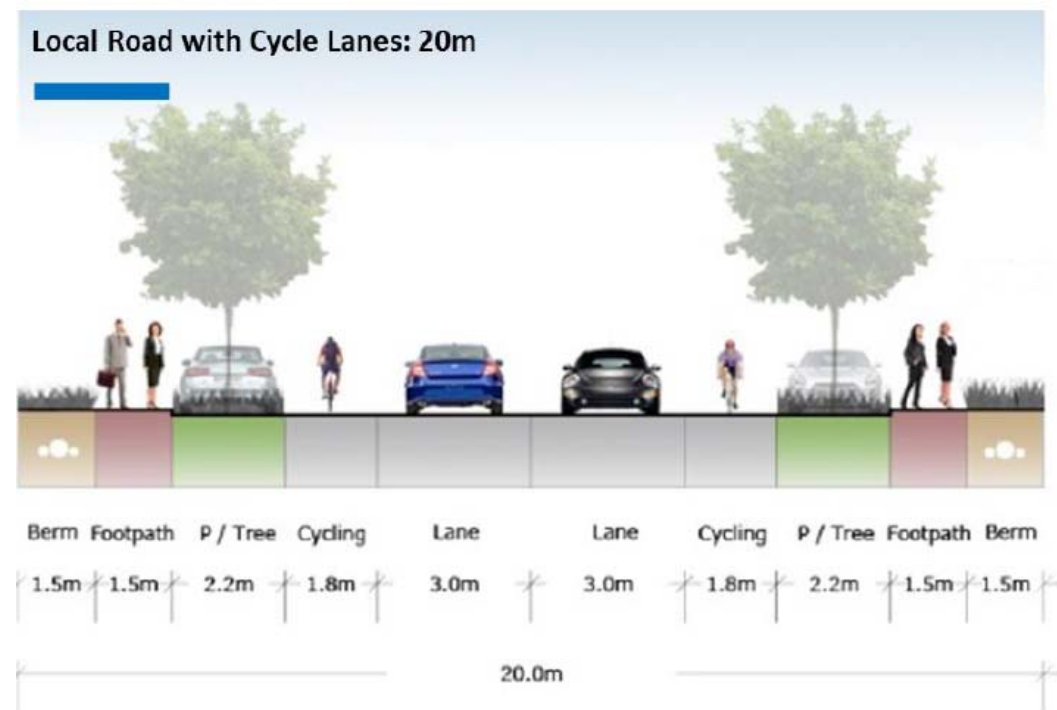
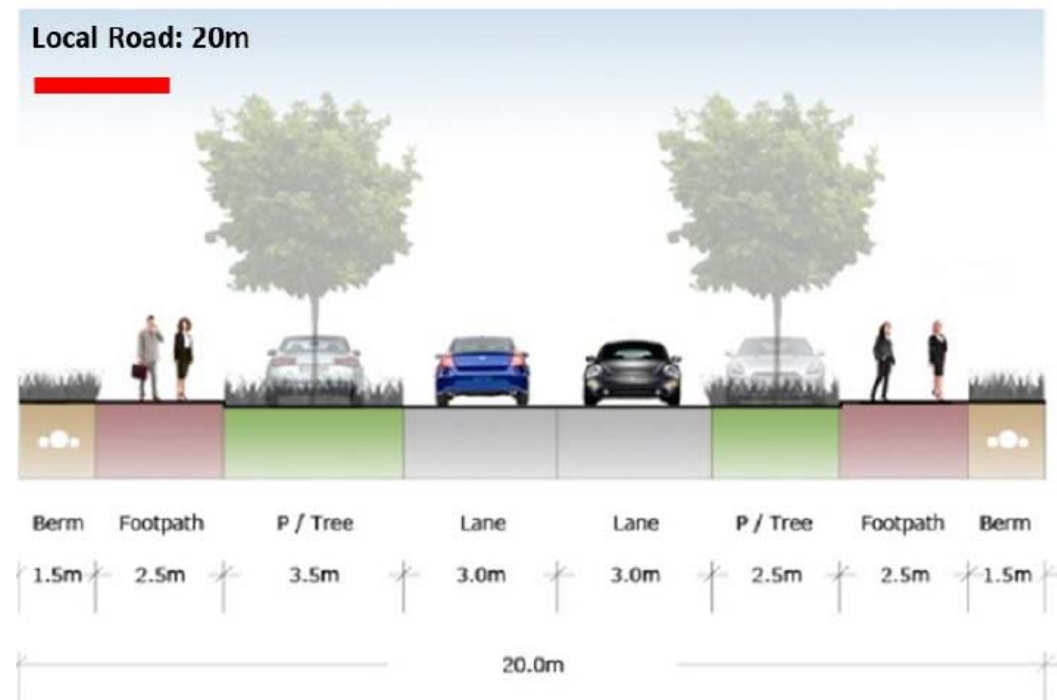


Figure 11-8 (updated for design revision)

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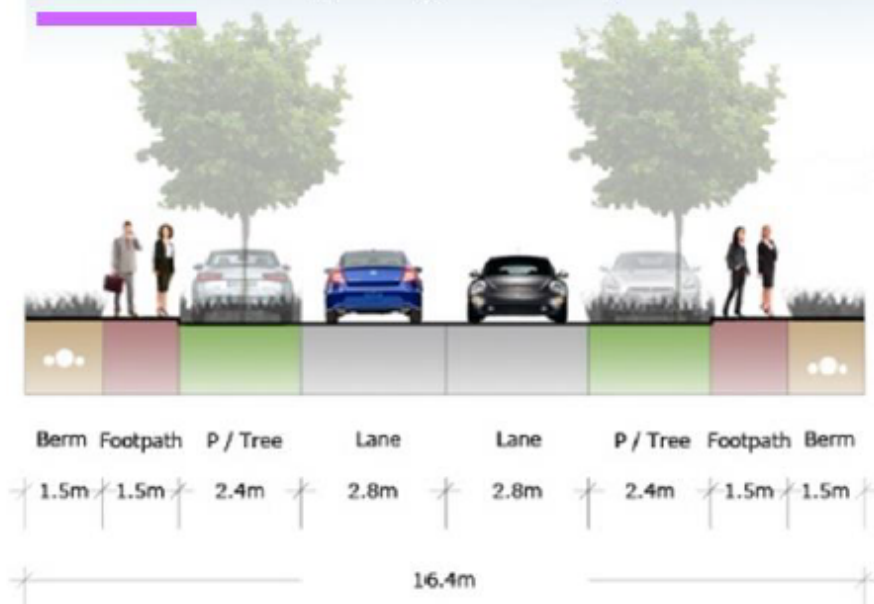
Movement Local Roads



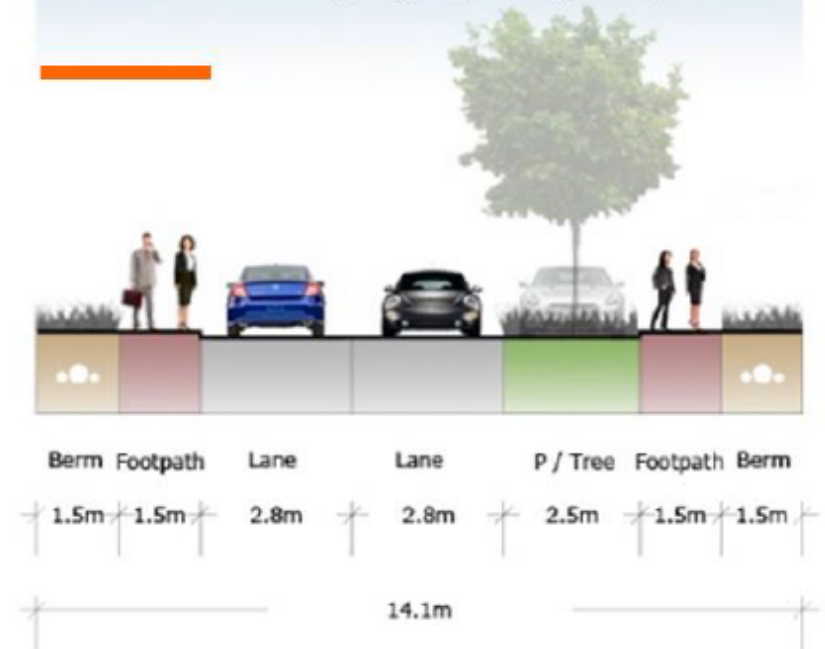
Figures 11-2, 11-3
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Movement Minor Roads

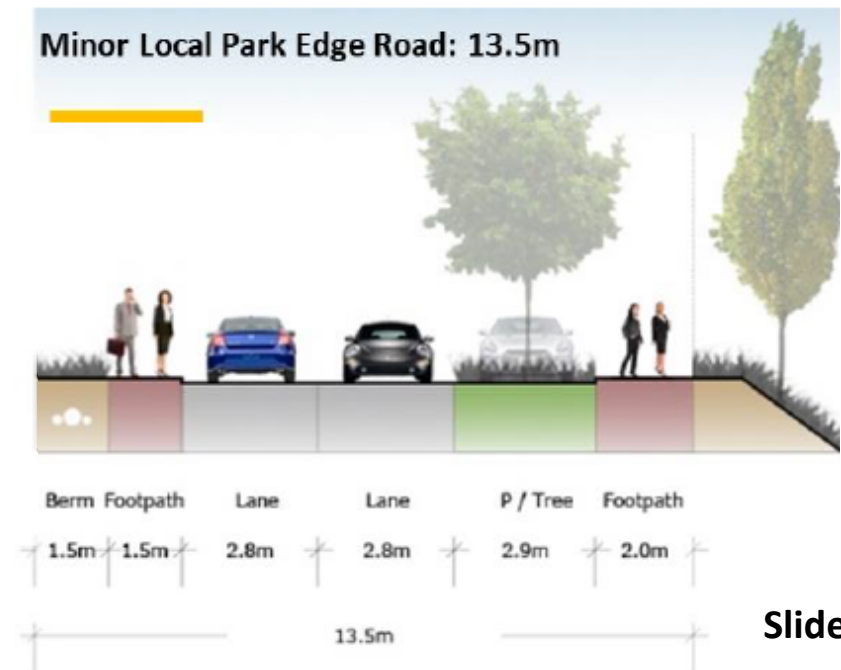
Minor Local Road (parking both sides): 16.4m



Minor Local Road (single parking lane): 14.1m



Minor Local Park Edge Road: 13.5m



Figures 11-5, 11-6, 11-7
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Movement Cyclists and pedestrians

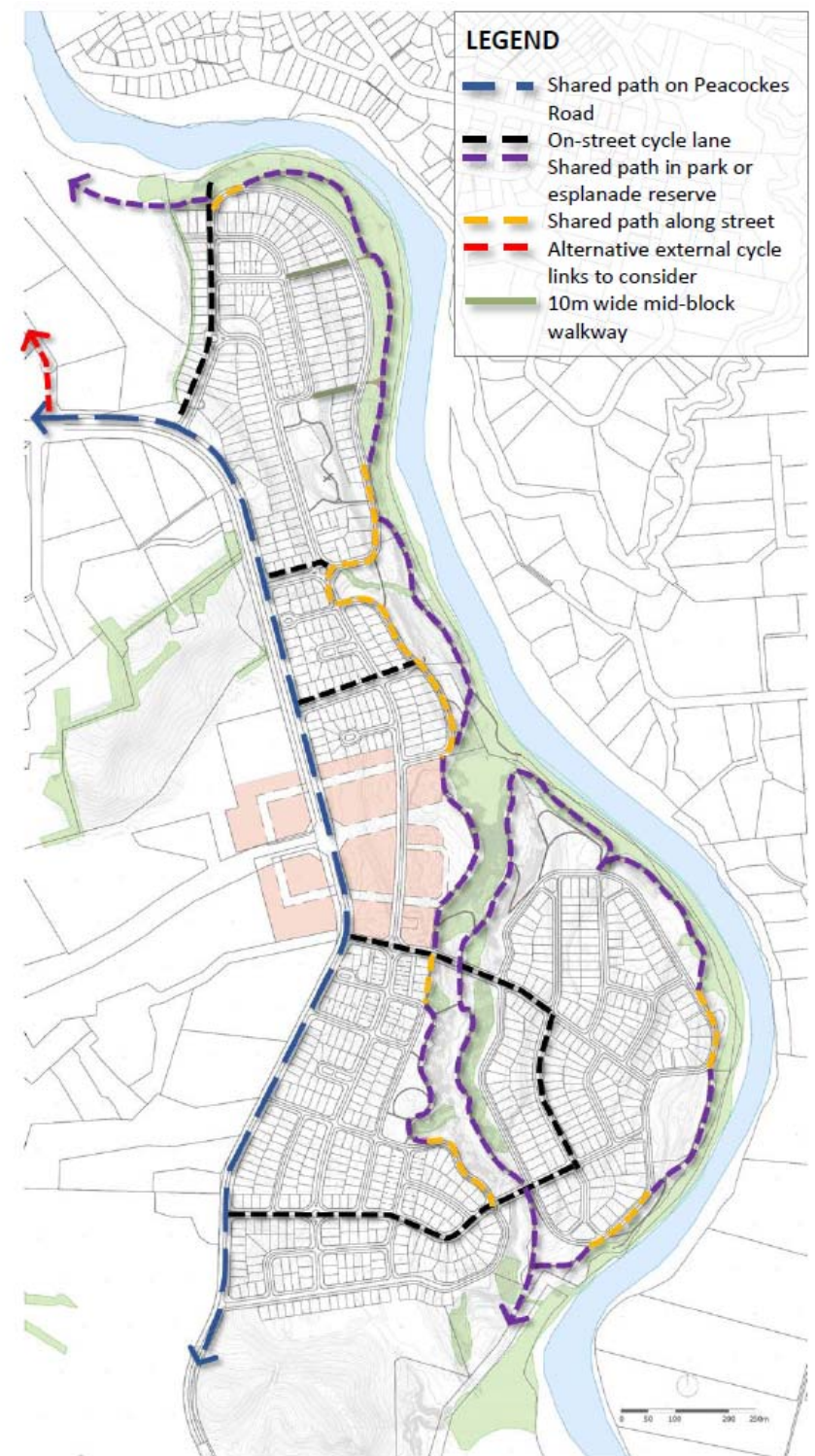


Figure 11-9 (updated for design revision)

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Staging

Generally from the north



Figure 1-1

Page 1/2 addendum

Figure 2-1

Page 3 addendum

REDESIGN OF THE NORTHERN TERRACES

Loss of 29 lots

The Knoll is bigger

17 rear lots

Road 7 removed



Figure 2-2

Page 4 addendum

Northern Bend
River Edge Drive
Widened vegetated area
Entry Park
Terraces
Northern Entry
Future showroom / café
Knoll Park
Lower-Mid Terrace
Peacockes Road
Neighbourhood Centre
Island 'Headland'
Amenity Reserve
Bridge Road
Gully
The Island
Gully Park
Cultural Reserve
Island 'Headland'
Amenity Reserve
Stubbs Road

RIGHT FIG. 2-2: Revised
overall masterplan with key
attributes.

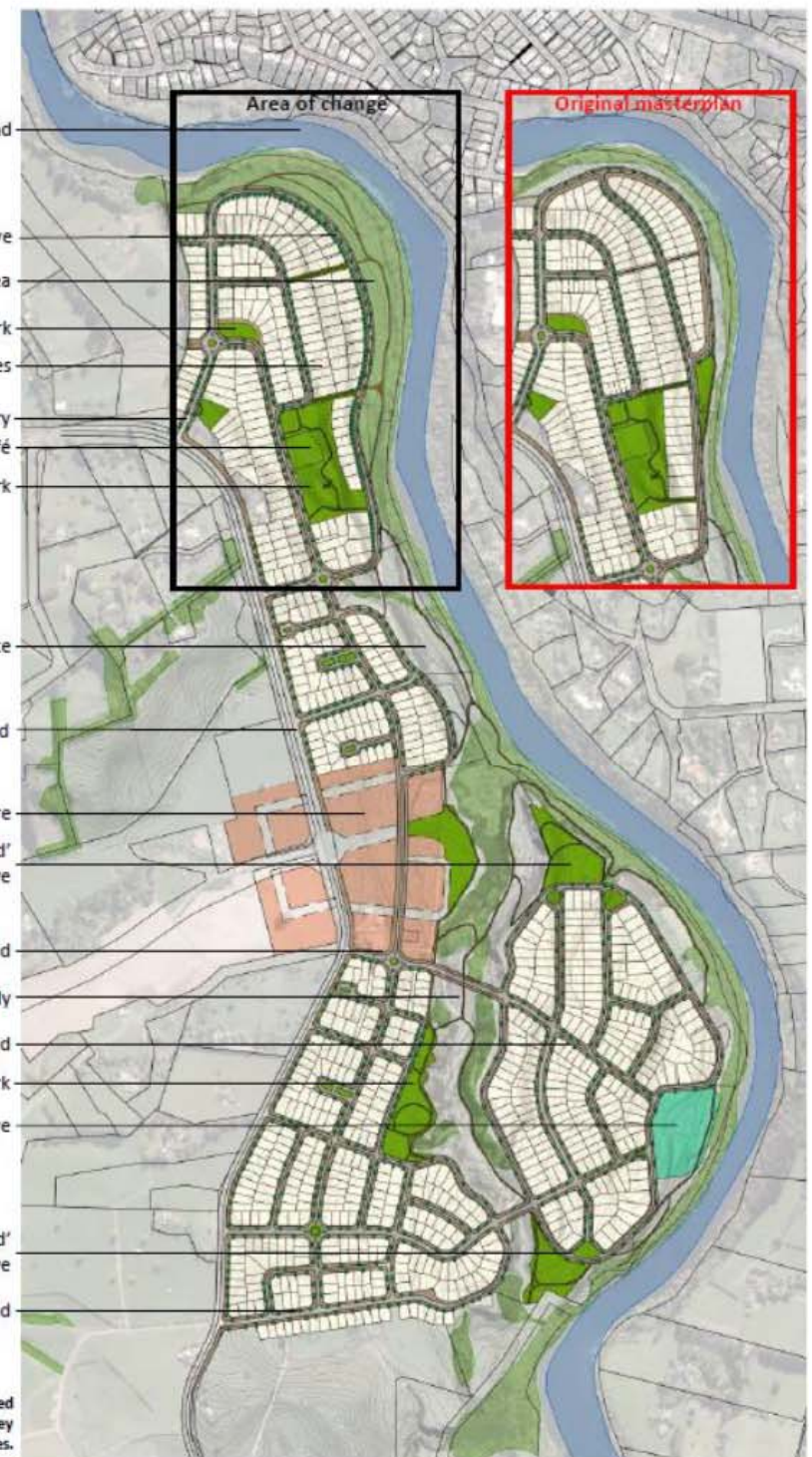


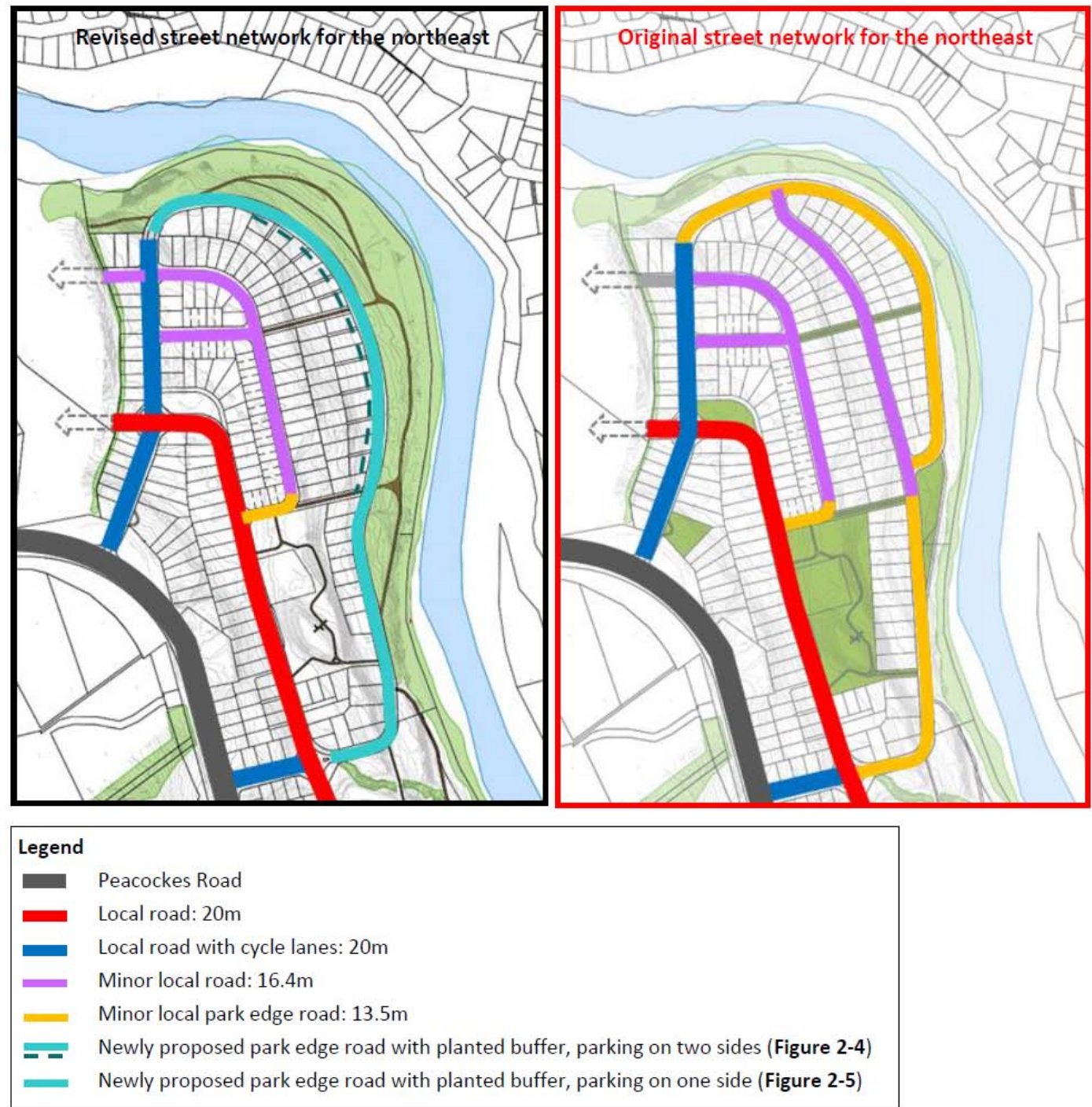
Figure 2-6
Page 8 addendum



Figure 2-3
Page 6 addendum

REDESIGN OF THE NORTHERN TERRACES

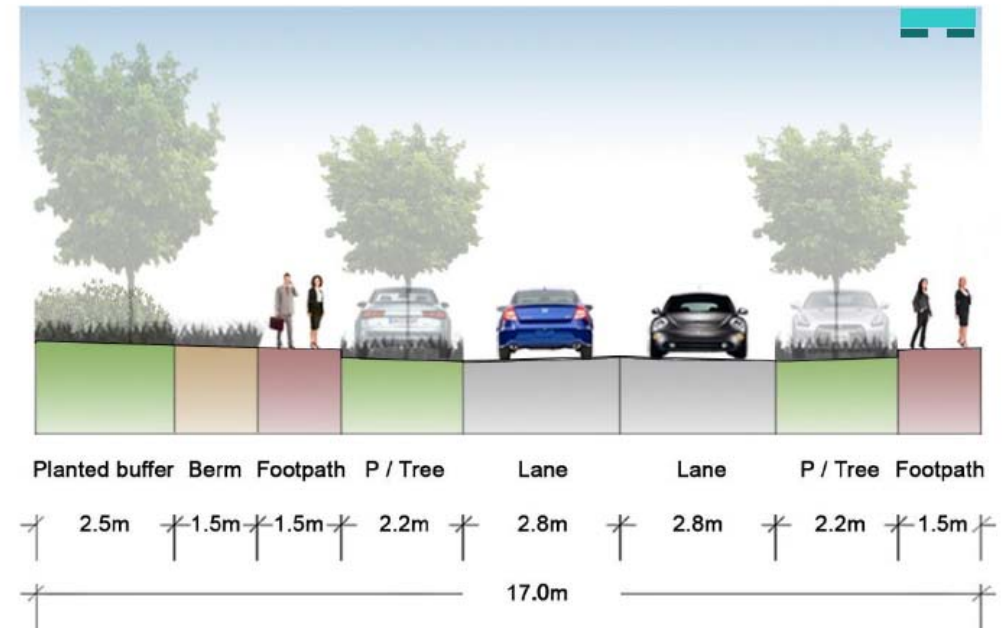
Road 7 removed



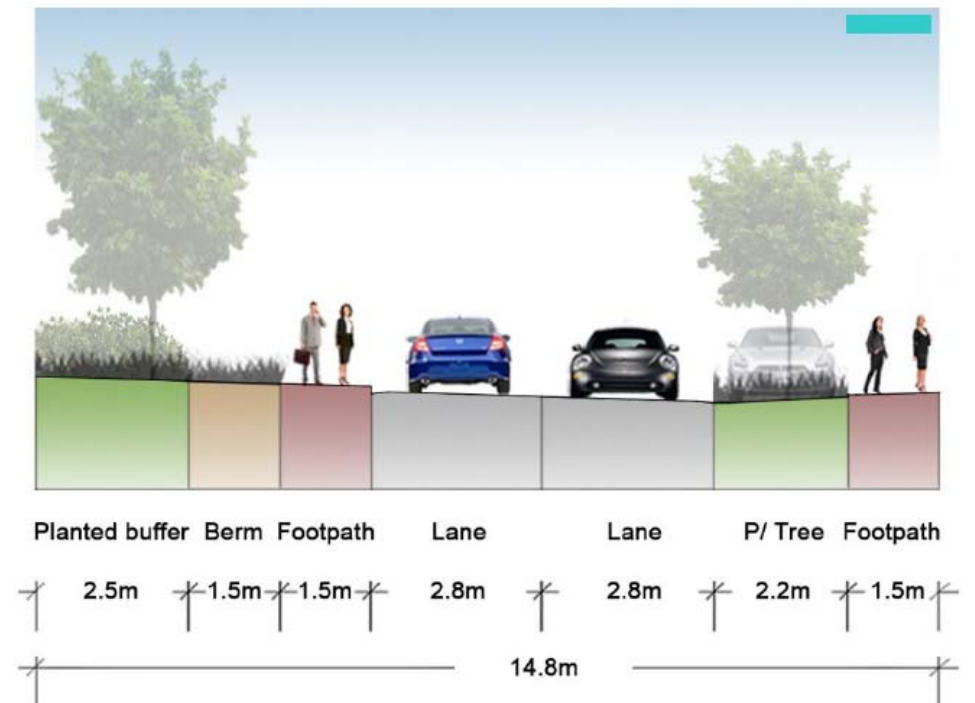
REDESIGN OF THE NORTHERN TERRACES

Parking approach

Parking on 2
sides opposite
rear lots



Parking on 1
side elsewhere



Figures 2-4, 2-5

Page 6 addendum

ISSUES RAISED IN SUBMISSIONS

- **Road near the river, opposite Hammond Park**
- **Road and bus route along the Esplanade Reserve and open space configuration**
- **Provision for cyclists**
- **Location of cycle lanes within the street**
- **Walking and cycling along the Park Edge Road**
- **Ecological buffer / conservation zone in northern riverside section**
- **Amberfield development in isolation from Peacocke**
- **Neighbourhood centre extent and planning**
- **Covenants to ensure quality building**

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Figure 3-6

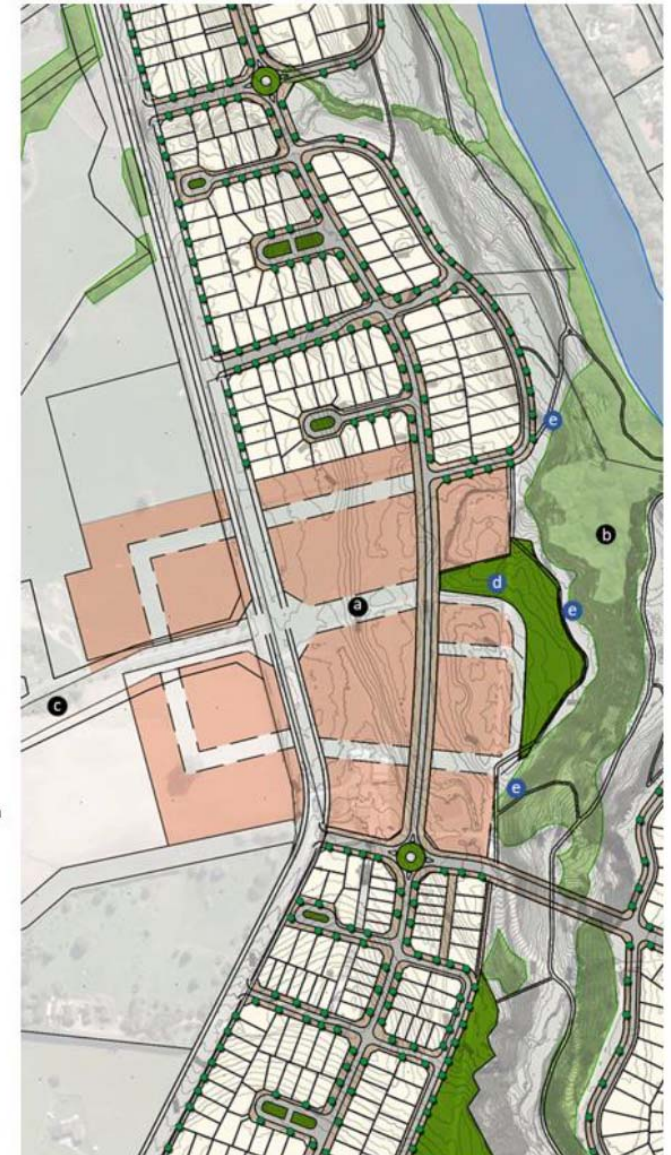
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Tree locations are indicative only.

LEGEND

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- d** Village park
- e** Walking / cycling shared path



ISSUES RAISED IN THE SECTION 42A REPORT

Ensuring quality building outcomes

(also raised in submissions)

- Addressed in Section 5.9 on pages 39 - 41 of the Report.
- Complies with Council's guidance and rules in the District Plan.
- Aligns with Vista, HCC's City Design Guide.
- More restrictive standards proposed in Section 5.9 of the Report. (114)

Detailed urban design guidelines will be produced before sales agreements are formulated

While these will be managed by the Applicant, the Applicant is willing to liaise and consult with the Council to ensure alignment with the guidance outlined in the Urban Design Report (pages 39-41) (124)

CONCLUSION

- Best practice urban design.
- Changes to the northern terraces still achieve a balance between good ecological and urban outcomes
- Other submissions, and the Council Officer's report have not given me cause to change my overall opinion of the application.

CONCLUSION

A vibrant new community that embraces the Waikato River at Peacocke, Hamilton's premier new growth area.

Southern

Island

Central

Northern



A vibrant new community that embraces the Waikato River at Peacocke, Hamilton's premier new growth area.



ABOVE FIG. 3-4: Artist impression of the masterplan.