

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

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of an application for subdivision and land use consent
for the Amberfied development

BETWEEN **WESTON LEA LIMITED**
Applicant

AND **HAMILTON CITY COUNCIL**
Consent authority

**STATEMENT OF EVIDENCE OF MARK HECTOR ROBERTS ON BEHALF OF
HAMILTON CITY COUNCIL**

Dated 23rd April 2019

LACHLAN MULDOWNY
BARRISTER

P +64 7 834 4336 **M** +64 21 471 490

Office Panama House, 15 Grantham Street, Hamilton

Postal PO Box 9169, Waikato Mail Centre, Hamilton 3240

www.lachlanmuldowney.co.nz

QUALIFICATIONS AND RELEVANT EXPERIENCE

1. My full name is Mark Hector Roberts.
2. At present I hold the position of Senior Planner for the City Planning Unit of Hamilton City Council. I have held this role since 2008.
3. I hold the qualifications of a Masters of Town and Regional Planning from the University of Natal, South Africa. I have had 24 years' experience in planning roles in Local Government and consultancy both within New Zealand and South Africa which has included regulatory and policy development roles under the Resource Management Act 1991 (RMA). I am a full member of the New Zealand Planning Institute.

EXPERT WITNESS CODE OF CONDUCT

4. My role in preparing this evidence is that of a policy planner. Although this is a Council Hearing, I have read the Code of Conduct for Expert Witnesses contained in the Environment Court's Practice Note dated 1 December 2014. I have complied with that Code when preparing my written statement of evidence and I agree to comply with it when I give any oral evidence.

PURPOSE AND SCOPE OF EVIDENCE

5. The scope of my evidence:
 - a) relates to the preparation of the Peacocke Active Sports Parks Location Assessment Report ('the Report');
 - b) describes how the analysis of the area, option selection and the findings of the Report were established; and

- c) to provide a summary of the findings of the Report.

SUMMARY OF EVIDENCE

6. The Peacocke Active Sports Park Location Assessment Report (**Report**) was prepared to assist Hamilton City Council to identify suitable areas that could accommodate future active sports parks within the Peacocke area. The Report does not aim to establish an overall demand for active sports parks either for the future Peacocke community or the wider community catchment.
7. The processes undertaken to assess the area for the most suitable sites to accommodate active sports fields was based on the following: a preliminary site identification process which identified all potential areas that could accommodate active sports parks based on topography and area requirements, and a detailed site assessment of these identified areas based on a set of urban design criteria to determine the best locations.
8. Following the completion of the assessment process outline above, five sites were identified as being suitable locations for active sports parks within the Peacocke area. Of the five sites identified, I am of the view that two of these sites are best suited for future active sports fields within the Peacocke area.

BACKGROUND

9. The processes undertaken to assess the area for the most suitable sites to accommodate active sports fields was based on the criteria set out in paragraph 7 above, namely a preliminary site identification process followed by a more detailed site specific assessment.
10. This methodology was reflected in the focus of the Report which was to:

- a) Undertake a preliminary site identification – to identify and assess all potential locations for possible active sports parks based on topography and area requirements, and
 - b) Provide a detailed site assessment – an in-depth analysis of the identified sites based on a set of urban design criteria established by the Peacocke Structure Plan in the ODP.
11. The work is based on a detailed spatial analysis of the Peacocke area to determine the most appropriate location for active sports parks. It was not the aim of the Report to establish an overall demand for active sports parks either for the future Peacocke community or the wider community catchment. That work was undertaken by other experts. The intent of the Report was to have regard for the nature of the demand identified, and to then identify suitable areas that could accommodate this demand for future active sports parks.

PRELIMINARY SITE IDENTIFICATION

12. The preliminary site identification process was undertaken in two parts. Using 2008 LIDAR, a detailed slope analysis was undertaken of the Peacocke area to determine areas suitable to accommodate sports fields based on the need for formal sports fields to be located on slopes less than 1:50 and of sufficient coverage to avoid large quantities of cut and fill.¹
13. Following this the suitability of the areas identified to accommodate the minimum land requirement needed to provide optional sports facilities was considered.² This was based on the area needed to accommodate a required number of sports facilities. The approximate area needed to accommodate an active sports park ranged from between 7ha for four

¹ Peacocke Structure Plan, Peacocke Social Wellbeing – Policy 3.4.11a, Pg. 3-14.

² Sports facilities consists of a number of sports fields.

rugby fields and two cricket pitches to 10ha for six rugby fields and two cricket pitches.³

14. Based on these criteria, a total of 10 preliminary sites were identified in the Peacocke area as having a slope and total area that could accommodate an active sports park. However, of these 10 sites, five were considered unsuitable to accommodate four rugby fields and two cricket pitches; because they were either too small or would require extensive earth works.⁴
15. As a result of the preliminary assessment of the remaining five suitable sites, two were identified as having the potential to accommodate only four rugby fields and two cricket pitches, while the remaining three sites could potentially accommodate the larger configuration of sports fields.

DETAILED SITE ASSESSMENT

16. Following the preliminary site assessment, a detailed assessment of the five identified sites was undertaken to determine final suitability. The individual sites were assessed against five criteria, these being;⁵
 - a) the wider open space network,
 - b) connection with the green space,
 - c) accessibility,
 - d) location, and
 - e) orientation.

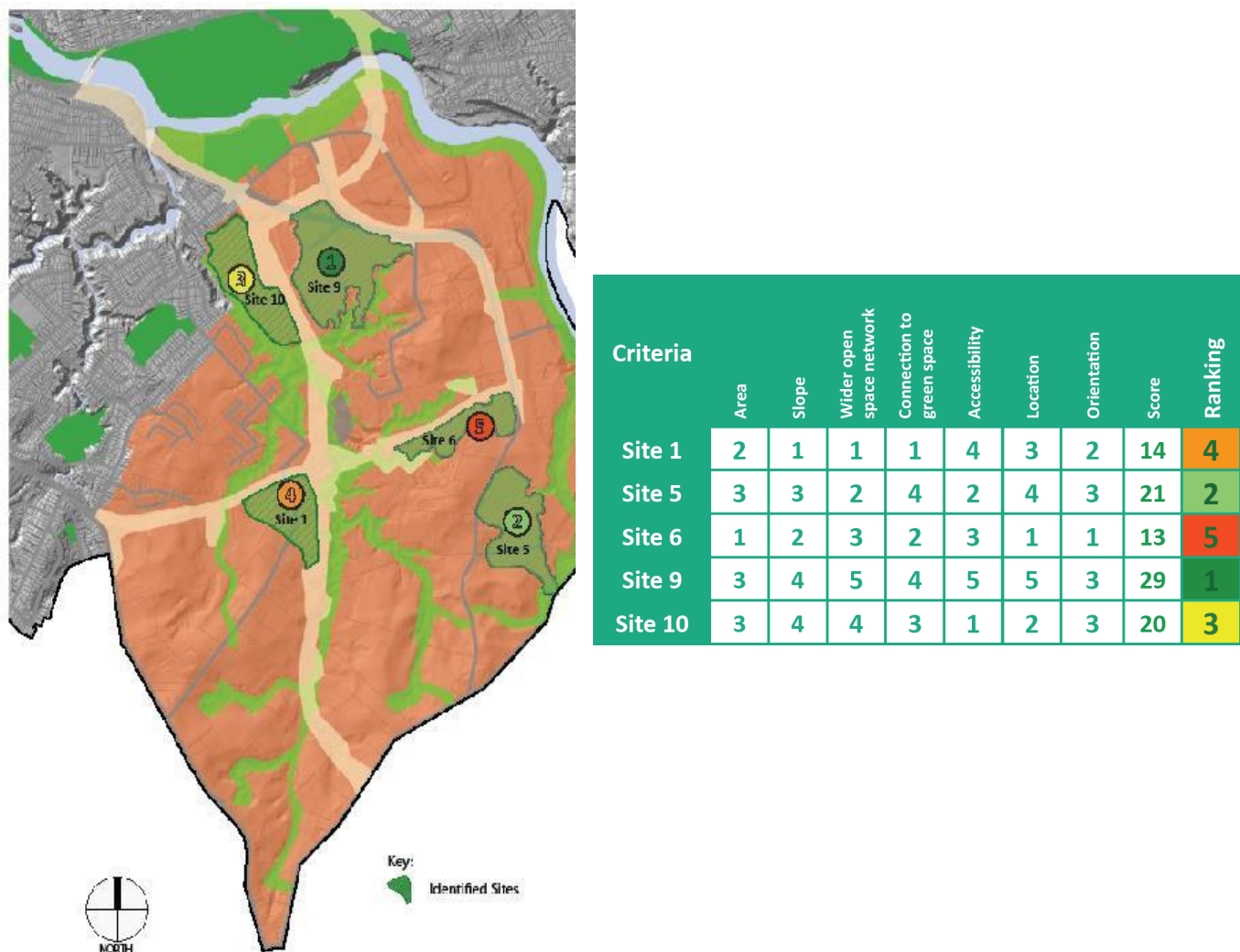
³ Peacocke Active Sports Location Assessment Report, 12 April 2019, 2.3 Area requirements, Pg. 10.

⁴ Peacocke Active Sports Parks Location Assessment Report, 12 April 2019, Figure 9, Preliminary site locations, Pg. 11.

⁵ Peacocke Active Sports Parks Location Assessment Report, 12 April 2019, Table 2, Pg. 12.

17. The sites were assessed and ranked against the five criteria to determine their suitability.
18. The outcome of the ranking (Figure 1) was that sites 5, 9 and 10 were the best suited to accommodate active sports parks, while the location, and size of the remaining two, sites 1 and 6 prevent them from providing the intended active sports park outcomes.

Figure 1: Site Locations and assessment matrix⁶



19. It is my opinion that site 9 is the best suited, due to its size and location, for an active sports park that services not only the Peacocke area but forms part of the wider city active sports park network. Site 5, due to its location, is better suited for an active sports park that services the suburban centre and the southern areas of Peacocke. Site 10 which is located to the west of

⁶ Peacocke Active Sports Parks Location Assessment Report, 12 April 2019, Figure 11 and Table 3, Pg. 19.

the proposed major north-south arterial route is able to accommodate the required facilities, but its limited access and its proximity to the better suited site 9 makes the site, in my opinion, less suited.

20. While both sites 1 and 6 have constraints that make them unsuitable for the provision of large active sports facilities, these areas could still accommodate parks with limited active recreational facilities to provide for the local communities.
21. As detailed in the Report, sites 9 and 5 ranked highest and most suitable for active sports parks in the Peacocke area.

Dated this 23rd day of April 2019

A handwritten signature in black ink, appearing to be 'M Roberts', with a large loop and a trailing flourish.

M Roberts



ATTACHMENT 1:

PEACOCKE

ACTIVE SPORTS PARKS

LOCATION ASSESSMENT

12 April 2019



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Prepared by:	Mark Roberts	Senior Planner - City Planning	11 January 2019
Reviewed by:	Colin Hattingh	Senior Urban Designer - City Planning	14 January 2019
Reviewed by:	Alice Morris	Team Leader - City Planning	22 January 2019
Endorsed by:	Jamie Sirl	Senior Planner - Parks & Open Space	12 April 2019



Section 1: Introduction

1.1 Purpose

The Peacocke Structure Plan (Chapter 3 - Operative District Plan 2017) identifies the indicative locations of two sports parks within the Peacocke area based on work undertaken in 2007. Council's Parks and Open Space Unit wishes to re access the 2007 conclusions on where to locate active recreational opportunities within the Peacocke area.

This report, prepared by the City Planning Unit, sets out to investigate all potential sites to determine the best location for sports parks. It includes a detailed spatial analysis of the Peacocke area to determine the most appropriate location for sports fields.

The focus of the report is to:

- identify and assess all potential locations for possible sports fields based on topography and area required,
- provide more in-depth analysis of the identified sites based on a set of urban design criteria established by the Peacocke Structure Plan.

The report does not aim to establish the overall demand for sports fields either for the future Peacocke community or the wider community catchment - rather the suitability of identified areas to accommodate future sports fields.

1.2 Background

The Peacocke area is approximately 720 hectares of mostly rolling agricultural land in the south of Hamilton. The area is defined by the Waikato River to the north and east, Gainsford Road and Peacockes Road in the south, and Ohaupo Road/SH3 in the west. The area was brought into the city in 1989 for long-term urban development and city growth. There is approximately 620 hectares of land suitable for residential development with potential for around 8,400 sections and a population of around 20,000 people.

1.3 Location

The Peacocke area is located on the southern edge of Hamilton's boundary with Waipa District and is surrounded in the south by rural activities. SH3, which joins Hamilton to Te Awamutu and the Hamilton Airport in the south, runs along the western boundary. It is adjacent to the residential suburbs of Fitzroy, Glenview and Bader. The central city and Waikato Hospital are located approximately 5km to the north west of Peacocke. The Waikato River separates Peacocke from the eastern suburbs of Hamilton East and Hillcrest.

The Hamilton Gardens are located to the north of Peacocke on the opposite side of the Waikato River; however, there is no direct access from Peacocke to the gardens. Other formal recreation areas or sports parks in the south of Hamilton, include Resthills, Hillcrest and Jensen Parks. Both Hillcrest and Jensen Parks are on the eastern side of the Waikato River making access to these parks from Peacocke difficult; access to these facilities will improve once the bridge into Peacocke is constructed.

Glenview, Fitzroy and Bader suburbs are well provided for in terms of local parks with substantial overlap of catchment areas. These areas provide some facility capacity for stage 1 of the Peacocke Growth Cell. However, it is anticipated that future infill development within these suburbs will take up any available capacity.

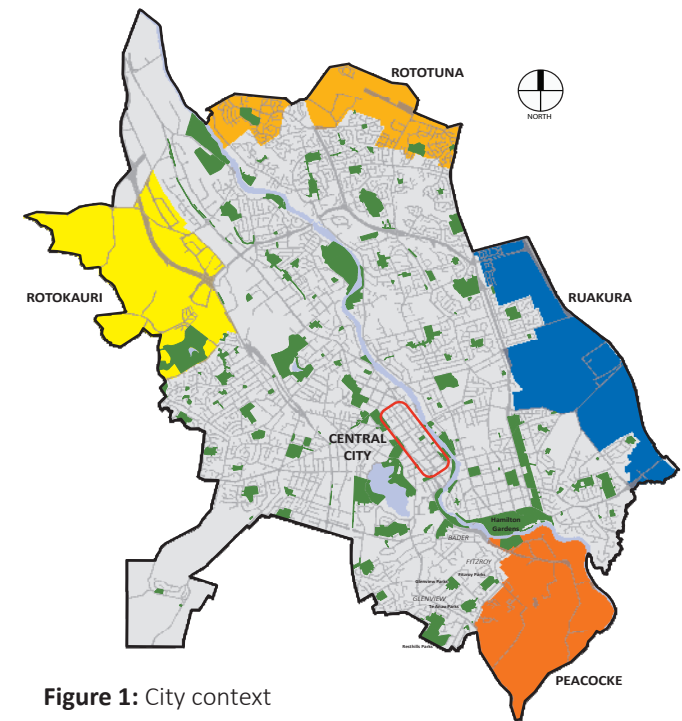


Figure 1: City context

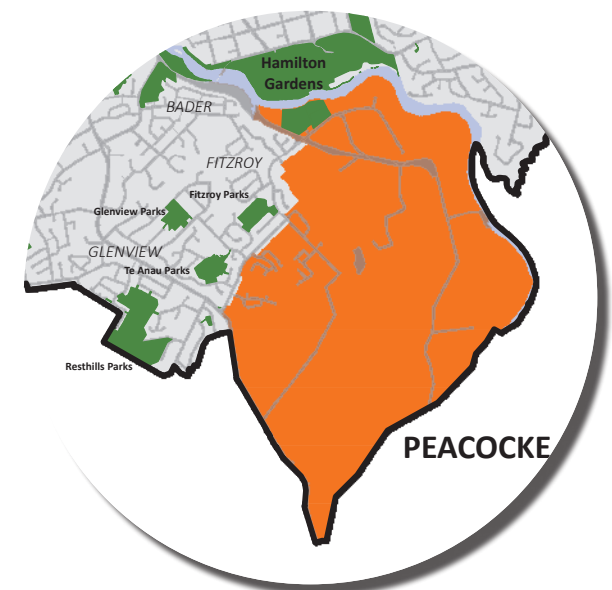


Figure 2: Peacocke area

1.4 Operative Structure Plan

The aim of the Peacocke Structure Plan is to provide for the long-term management of growth within the cell to ensure the optimal environmental, economic, social and cultural outcomes are achieved by establishing a framework to guide future use and development of the area, and develop an infrastructure programme.

The Peacocke Structure Plan promotes ideas regarding urban design concepts and consideration around urban form, the transport network and the natural environment. These ideas are based on the following key principles (*Hamilton City Council, 2017 Operative District Plan, Chapter 3 Structure Plans, 3.4 Peacocke c*):

1. **Contextual design:** Ensure that future development considers the natural environment, built environments and how development fits into the surrounding area as part of the design solution. This will help to establish the quality of development wanted for the area.
2. **Concentration:** Ensure that future development is undertaken at an appropriate density and intensity of use that preserves and restores the ecological integrity of the area while improving the quality of life for residents, facilitating a vital economy, and promoting the efficient use of land and community assets.
3. **Accessibility and connectivity:** Ensure that the movement network within the area is legible, permits ease of movement and avoids severing neighbourhoods by ensuring an integrated street network that provides an appropriate block layout which is well connected and integrated with the wider environment.
4. **Legibility and identity:** Ensure that the future layout is easily understood, through the development of routes, neighbourhoods, nodes, edges and landmarks. Provide neighbourhoods with a distinctive character that allows people to experience, and take ownership of, their unique community.
5. **Innovation:** Encourage future development within Peacocke to be innovative and implement best practice methods.

The vision for the Peacocke area is that it will become a high quality urban environment that is based on urban design best practice, social well-being, and environmental responsibility.

The goal for Peacocke is that development will respond positively to its natural setting and built form to develop a number of well-connected neighbourhoods based on an urban development concept that respects and restores the area's natural environment.

Community and recreation facilities

In order to achieve a sustainable balance of land use activities it is important to ensure that a range of formal and informal recreational opportunities are provided to meet the diverse needs of the intended growing population of the Peacocke area.

To enable this to happen the Structure Plan sets out a number of objectives and policies relating to the provision of recreational and open space facilities (*Hamilton City Council, 2017 Operative District Plan, Chapter 3 Structure Plans, 3.4.1*):



View north from along Peacockes Road

Peacocke social wellbeing:

Create an urban form and public realm that encourages strong and vibrant communities and neighbourhoods that are attractive, safe and well connected:

Objectives

Locate large recreation areas on flat sites at the periphery of dense urban areas.

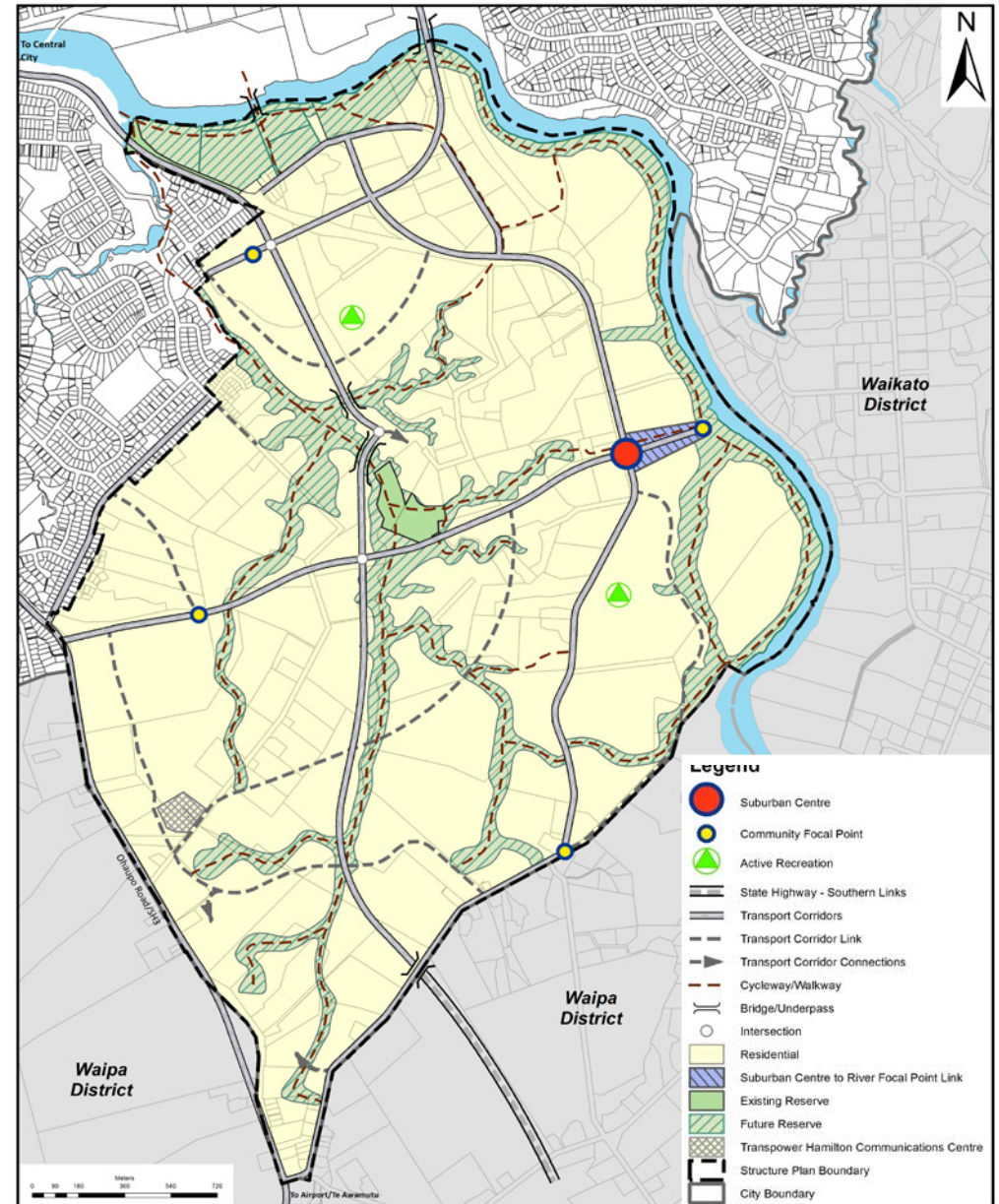
Policies

- Locate formal sports pitches on slopes less than 1:50 and of sufficient coverage to avoid large quantities of cut and fill.
- Locate large recreational areas on the periphery of higher density areas where a balance can be struck between proximity and the impact these large areas have on critical population catchments.
- Locate formal sports fields on collector or minor arterial routes to ensure the sustainable use of the roading network and limit impact on surrounding neighbourhoods.

Recreational facilities for the area, including the parks and reserves network, need to meet multiple functions. Thus where possible:

- Neighbourhood reserves will be integrated with the gullies,
- Sports parks may have natural areas, play lots and links to gullies,
- Riverside reserves will provide for walkways/cycle ways, may have nodes that serve as neighbourhood parks and will incorporate protection of natural areas,
- All parks will provide landscape amenity, and where possible will support environmental values, and
- Serve as stormwater peak flow detention basins.

Figure 3: Operative Peacocke Structure Plan - Land use



1.5 Identified parks

Two sports parks are indicatively shown on the Peacocke Structure Plan as 'Active Recreation' to provide for the future active recreation needs of the Peacocke community (See Figure 3). Sports Park 1 is located in the northern portion of Peacocke and Sports Park 2 is located in the eastern portion, close to the proposed suburban centre. Both of these localities were selected based on their topography, as the land is relatively flat in those areas, and it is envisaged that the western side of Peacocke is able to be serviced in part by the existing reserves in the Glenview area and the Sports Park 2.

Both major sports parks will contain a number of sports pitches (suitable for senior grade play, junior fields and training areas) and an area that serves a neighbourhood park function. While they will primarily serve the local population, they will also form part of the city-wide network of sporting facilities. The need for large, level, well-drained areas that are accessible will be significant factors in determining their precise location. Consideration will also need to be given to amenity issues with adjacent properties.

Through the Peacocke Structure Plan provisions the importance of these sports parks being linked into the green corridors, and establishing a integrated network of facilities and improve accessibility is stated. Together, the sports parks, neighbourhood parks and major features such as the gully network and river corridor will provide a network of recreational facilities catering for the diverse needs of the local community. They will also make a significant contribution to the character and appearance of the area in line with the objectives and policies, creating public open space around key landscape features.

Neighbourhood park criteria¹ provide a range of informal recreation facilities, including children's play areas. These will complement the range of facilities provided by the sports parks and provide a smaller scale focal point for the local neighbourhoods. They are intended to serve a catchment area with a radius of approximately a 500m. In order to provide appropriate levels of accessibility and an even distribution of recreational facilities, each neighbourhood should be provided with a park comprising approximately 0.8 hectares.

Where possible, neighbourhood parks should incorporate existing natural features and be sited in prominent locations where there is scope for passive surveillance, outlooks and a high degree of accessibility. They may also act as a transitional area between different activities. Neighbourhood parks will have an informal character with little built development and could be co located with sports parks. Like the sports parks, they will be established within residential areas.

Criteria for the location of neighbourhood parks are:

- Distribution across the growth cell,
- Respond to the local context and work with the existing landscape,
- Integrate CPTED principles into the development of the parks,
- Accessibility to a residential catchment,
- Topography,
- Ability to protect or enhance natural features,
- Ability to protect cultural and heritage values
- Ability to foster positive neighbourhood identity and provide community focal points,
- Ability to provide off-road linkages between residential neighbourhoods and facilities, and
- Ability to link areas of natural and ecological value.

¹Hamilton City Council, 2017 Operative District Plan, Chapter 3 Structure Plans, Section 3.4.3.1

1.6 Peacocke Structure Plan - key features

Suburban centre: The suburban centre's indicative location on a transport route junction will ensure it is easily accessible to the entire growth cell. It is anticipated that the suburban centre will be the location for a public library, schools, public transport centre and the focus for the majority of commercial activities within Peacocke. Having higher residential densities within close proximity to the suburban centre is a key component to enable the centre to work.

Community focal points: These are small and serve a local function only. The locations have been chosen to provide a wide distribution across the growth cell maximising the amount of residential land within a five minute walking distance of the centres.

Transport Network

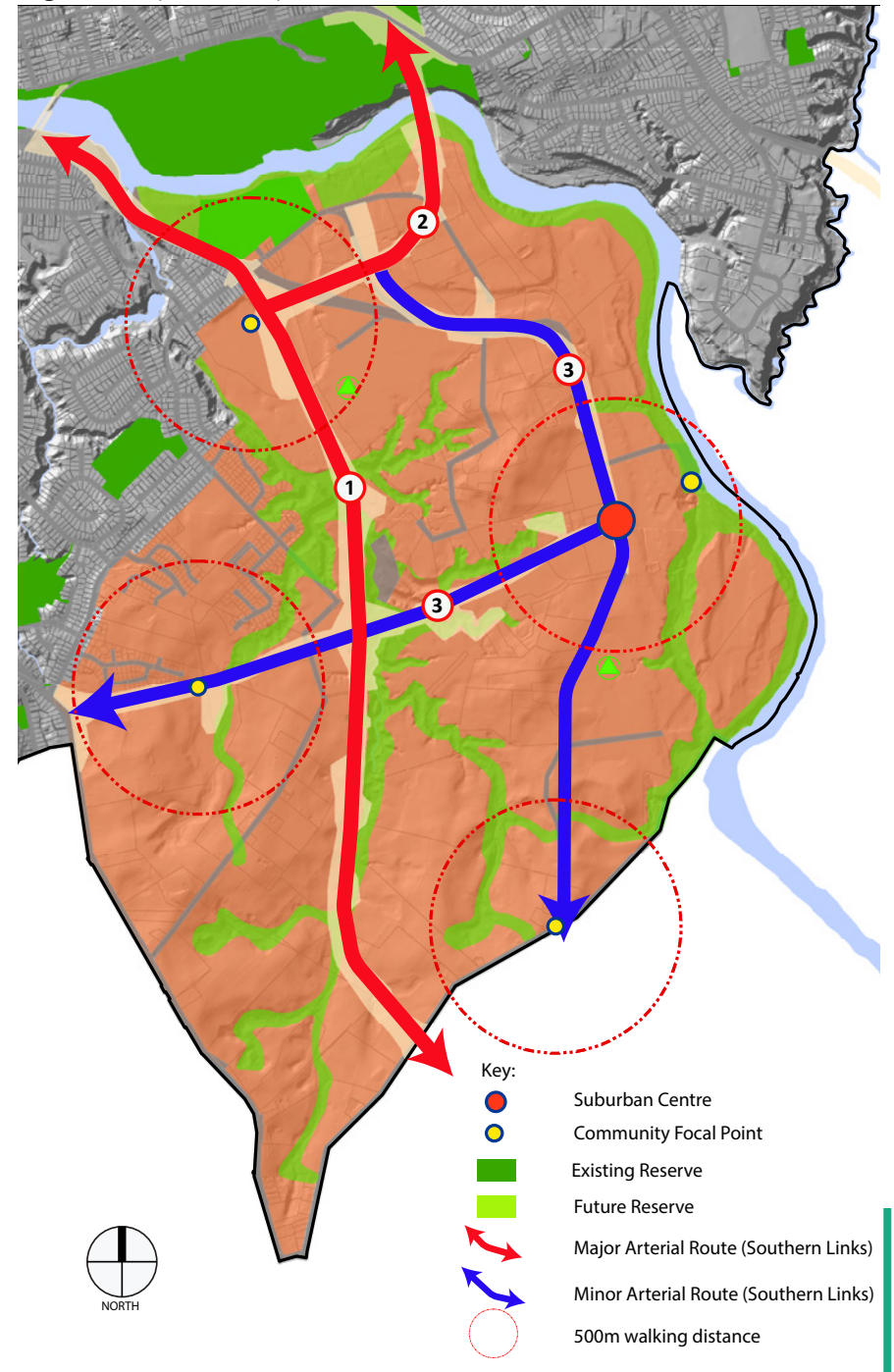
The key features of the network are:

- ① 'City Link' major arterial route which traverses through the central portion of Peacocke and provides a direct route to the Central City and Waikato Hospital. This route will have no direct vehicle access.
- ② 'Eastern Link' major arterial route which branches from the 'City Link' route and crosses the Waikato River and provides a direct route to the eastern side of the City. The 'Eastern Link' will have no direct vehicle access.
- ③ The minor arterial network will provide a link between the western and eastern sides of the growth cell, and the main north-south corridor for the eastern part of the growth. The minor arterial route will have limited vehicle access.

Proposed Reserve Network

The environmentally sensitive area of the Mangakotukutuku Gully network runs through the centre of Peacocke. The heavily incised nature of the Mangakotukutuku Gully means there will be potentially poor connectivity across the gully. However, a walkway and cycleway route linking all parts of Peacocke to the central city via the Mangakotukutuku Gully system and Waikato River corridor is proposed as part of the reserve network.

Figure 4: Key structure plan elements



Section 2: Preliminary site identification

This section sets out the preliminary assessment undertaken of the Peacocke area to identify areas suitable for sports park facilities, based on topography and the area required to accommodate sports fields.

2.1 Topography

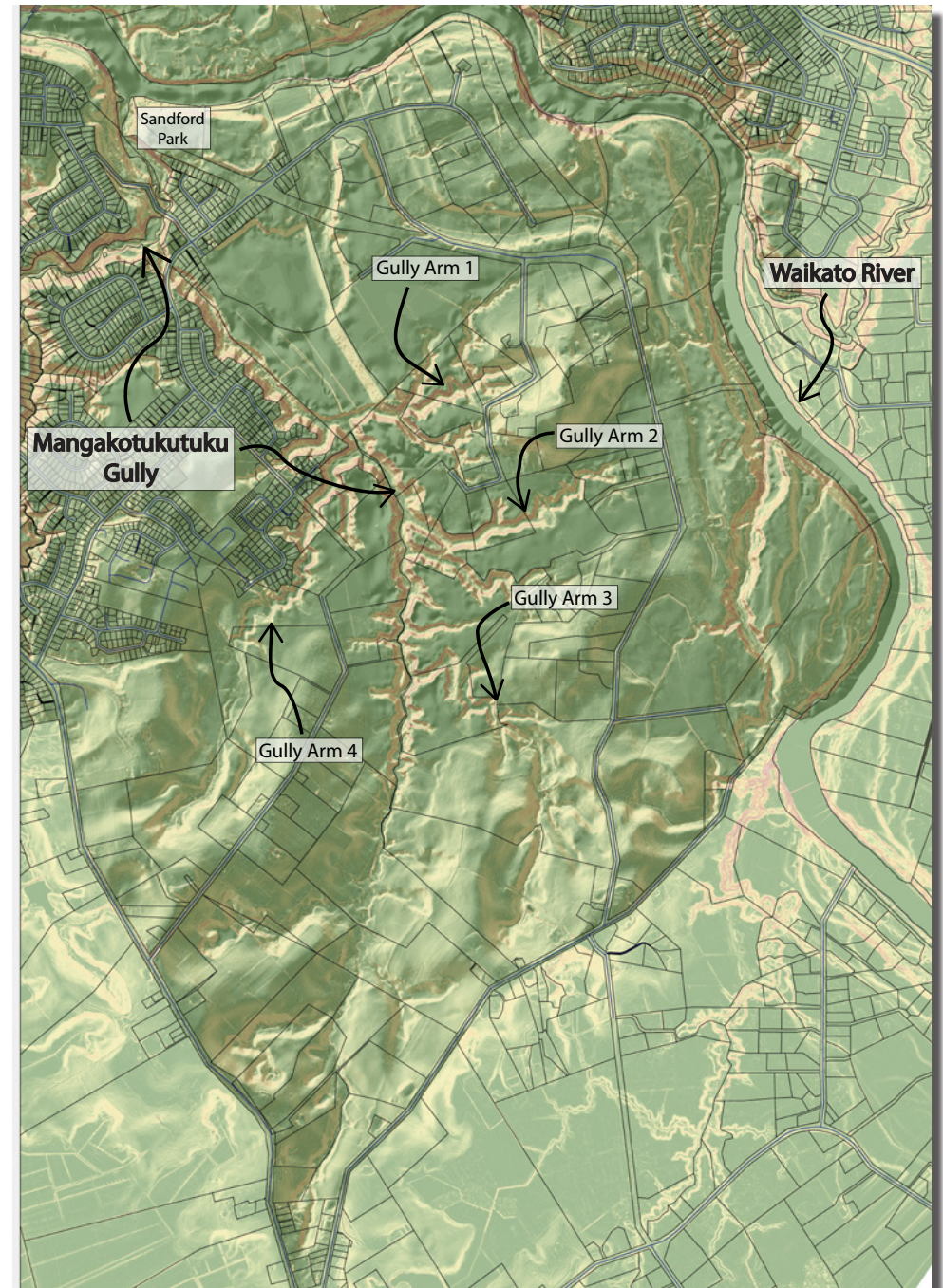
The Peacocke area is located on the eastern arm of the Mangakotukutuku Gully, with 4.5km of river frontage along the growth cell's northern and eastern boundaries. The gully has a major channel that extends approximately 3km south of the river and operates naturally as the central stormwater disposal system for Peacocke, with an outlet directly into the river at Sandford Park 500m east of Cobham Bridge.

There are three main arms on the eastern side of the main gully. Gully arms 1 and 2 cut back on a slightly north-east alignment to the main gully, forking into smaller gullies halfway along their length and extending for around 400m. Gully arm 3 meets the main gully almost at right angles, and extends back inland for 600m on a south-east alignment. Gully arm 4 is the only arm that extends to the west of the main gully and runs along the southern boundary of Stage 1 Peacocke all the way to SH3.



View of the rolling topography in the south of Peacocke

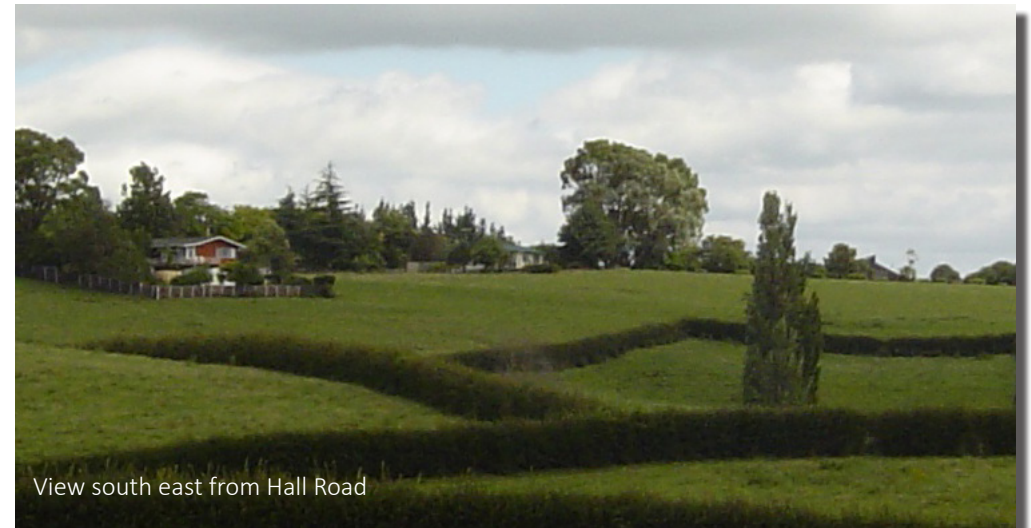
Figure 5: Peacocke area topography map



The northern half of the Peacocke area, to the north of the gully arms, is generally flat, with three semi-circular river terraces marking prominent bends in the Waikato River.

A localised knoll is located in the centre of the river terrace area directly to the east of first eastern arm of the gully.

The southern half of the growth cell is more gently rolling, generally gaining in elevation towards the south, but bisected by a low-lying corridor through the centre that is an extension of the main gully channel. This rolling hill country extends up to two ridges, one in the southeast and one in the southwest, that meet in the middle at an apex at the southern most point of the area. The high points along these ridges are around 65m higher than the level of the river.



View south east from Hall Road

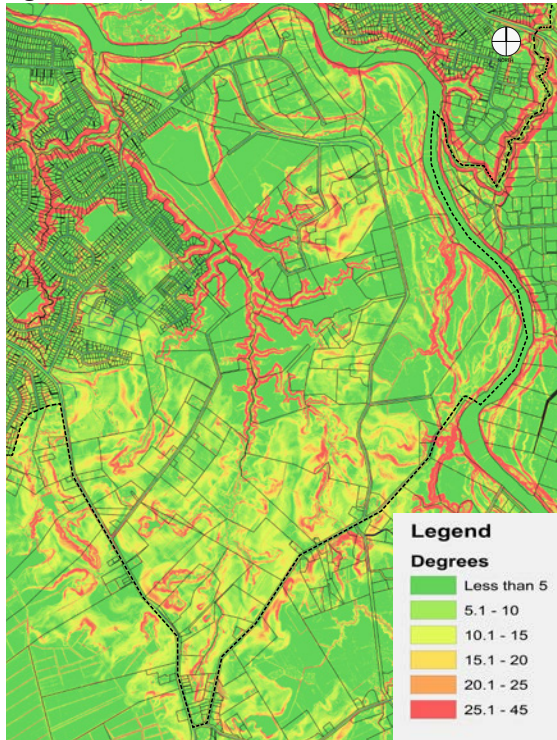


View towards Peacockes Road from across the Waikato River.

2.2 Slope

The analysis of the terrain in the Peacocke area has identified areas of flat land potentially suitable for the development of sports parks.

Figure 6: Slope analysis



Step 1 - The analysis of the 2008 contours for the Peacocke area provides a detailed breakdown of the slopes found within the area.

The southern area of Peacocke is made up of undulating topography with slopes ranging from less than 5 degrees through to steep incised gully walls with slopes greater than 45 degrees.

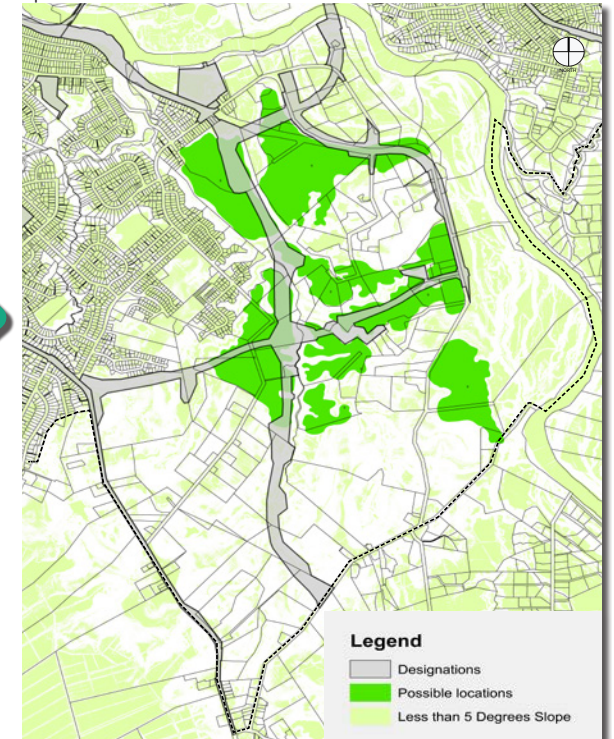
The northern area is relatively flat with large areas of land with slopes less than 5 degrees.

Figure 7: Area of slope less than 5 degrees



Step 2 - Based on the slope analysis, Figure 7 above shows areas of slope that are less than 5 degrees. These areas are based on the criteria set out in the Peacocke Structure Plan which aims to ensure that sports fields are located on land with a slope of less than 1:50. This criteria will ensure that any requirement for large-scale earthworks on the site is reduced.

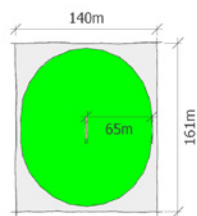
Figure 8: Areas identified as potential location for sports fields



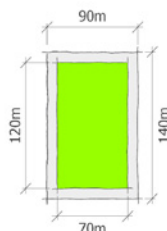
Step 3 - Following the identification of land with a slope of less than 5 degrees, further analysis of the identified areas was undertaken to determine if the area identified was of a suitable size to accommodate proposed sports facilities. The plan above shows those areas of a suitable size that could potentially accommodate future sports fields.

2.3 Area requirements

The options below demonstrate the minimum land requirement to provide an optimal sports facility. The final configuration and number of sports fields will be based on the shape and topography of the site and on individual sports code requirements.



Cricket Pitch
2.254ha



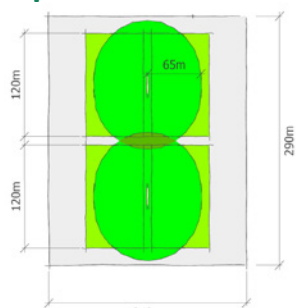
Rugby Field
1.26 ha

To determine the area required for sports fields the dimensions and area for both a cricket pitch and rugby field have been taken as follows:

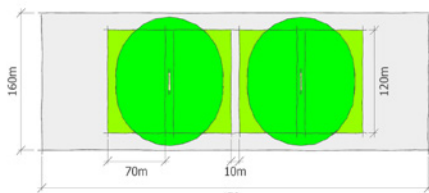
- Cricket pitch - 2.25ha (140m x 161m)
- Rugby field - 1.25ha (90m x 140m)

In providing an area for any sports fields, additional space will be required for associated facilities such as parking, changing rooms and public toilets.

Option 1:



6.96 ha



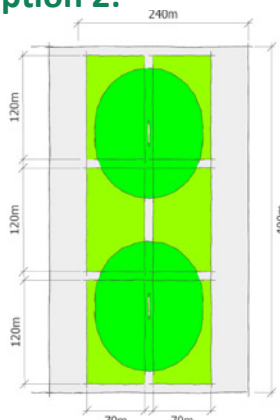
7.52 ha

Option 1 provides four rugby fields and two cricket pitches along with an area for club rooms, parking and other associated facilities.

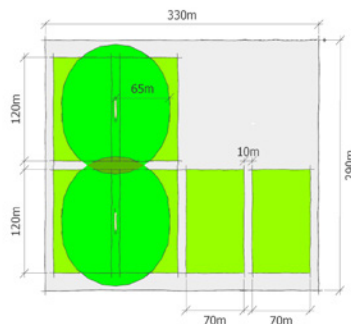
The minimum area required to provide for option 1 would be approximately 7.5ha.

In association with these sports facilities it would be expected that some local neighbourhood recreational facilities would also be provided.

Option 2:



9.6 ha



9.57 ha

Option 2 provides a minimum of six rugby fields and two cricket pitches along with an area for club rooms, parking and other associated facilities.

The minimum area required to provide for option 2 would be approximately 10ha.

In association with these sports facilities it would be expected that some local neighbourhood recreational facilities would also be provided.

2.4 Preliminary site identification

Based on the analysis of the Peacocke area’s terrain, a total of 10 potential sites have been identified (Figure 9)

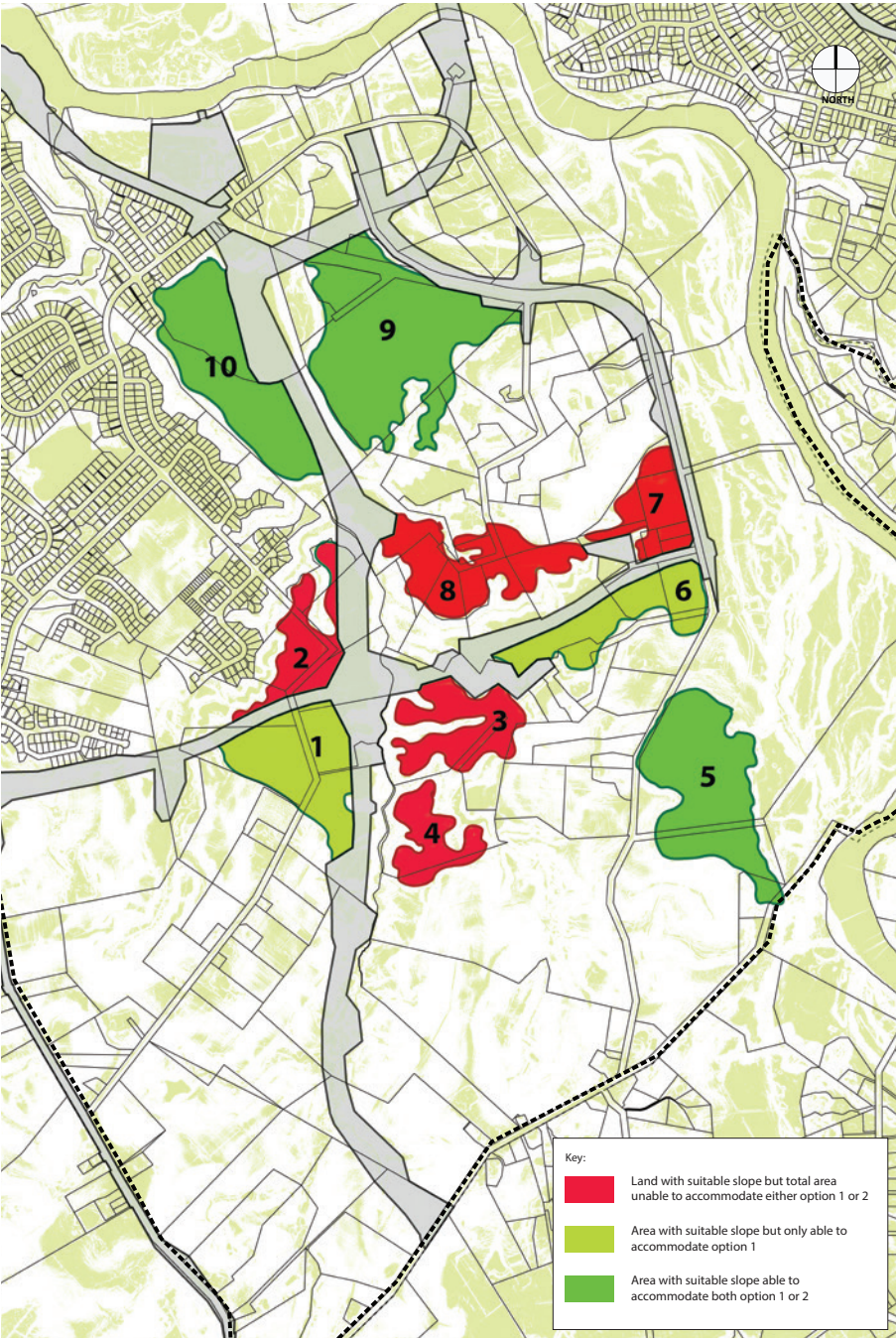
Of the 10 sites identified, sites 2, 4, and 7 are not suitable based on their individual areas not being large enough to accommodate Option 1. While sites 3 and 8, although large enough, will require extensive earth works to fill prominent gullies to make them viable. Site 8 is also close to an archaeologically significant site.

Bases on the analysis 5 suitable sites have been identified. These are sites 1 and 6 which have the potential to accommodate Option 1 and sites 5, 9 and 10 which have the potential to accommodate both Option 1 and Option 2.

Table 1: Preliminary site assessment criteria

Criteria			
Area	Major sports parks will contain a number of sports pitches (suitable for senior grade play, junior fields and training areas).		
Slope	Formal sports pitches should be on slopes less than 1:50 and of sufficient coverage to avoid large quantities of cut and fill.		
Site	Total Area	Option 1	Option 2
1	9.96ha	✓	
2	5.31ha		
3	6.43ha		
4	4.25ha		
5	14.45ha		✓
6	7.66ha	✓	
7	5.00ha		
8	9.28ha		
9	22.05ha		✓
10	13.28ha		✓

Figure 9: Preliminary site location



Section 3: Detailed site assessment



Following the preliminary site assessment, a detailed assessment of the 5 identified sites has been undertaken to determine final suitability. The individual sites have been assessed against the following criteria² as well as the key features of the Peacocke Structure Plan (2017):

² Criteria based on Peacocke Structure Plan 3.4.1 Objectives and Policies

Table 2: Detailed site assessment criteria

Criteria	
Wider open space network	Major sports parks will contain a number of sports pitches that serves a neighbourhood park function. Whilst they will primarily serve the local population, they will also form part of the city-wide network of sporting facilities.
Connection with the green space	Sports parks may have natural areas, play lots and links to gullies.
Accessibility	Locate the sports fields on collector or minor arterial routes to ensure the sustainable use of the roading network and limit impact on the surrounding neighbourhood roading network. Public open spaces should be bounded by public transport corridors where possible.
Location	Locate large recreational areas on the periphery of higher density areas such as community focal points and the suburban centre, where a balance can be struck between proximity and the impact these large areas have on critical population catchments.
Orientation	Orient sports fields in a north south direction to avoid the impact from the morning or afternoon sun.

3.1 Identified sites - For further consideration

Site 1:

The site is located at the end of Hall Road at the intersection of the north-south major arterial route and the east-west minor arterial route of Southern Links. The site is the only one to the west of the Mangakotukutuku Gully network and is 9.96ha in size.

Site 5:

The site is the furthest south and the only site located between the Waikato River and Peacockes Road, which is proposed to be a minor arterial route in the Peacocke Structure Plan. The site is also in close proximity to the proposed suburban centre and has an area of 14.45ha. The site is identified as a location for 'Active Recreation' in the Peacocke Structure Plan.

Site 6:

The site is located at the intersection of the proposed east-west transport route and Peacockes Road, which are both proposed to be minor arterial routes in the Southern Links transport network. The site is located in the vicinity of the proposed suburban centre shown on the Peacocke Structure Plan and has an area of 7.66ha.

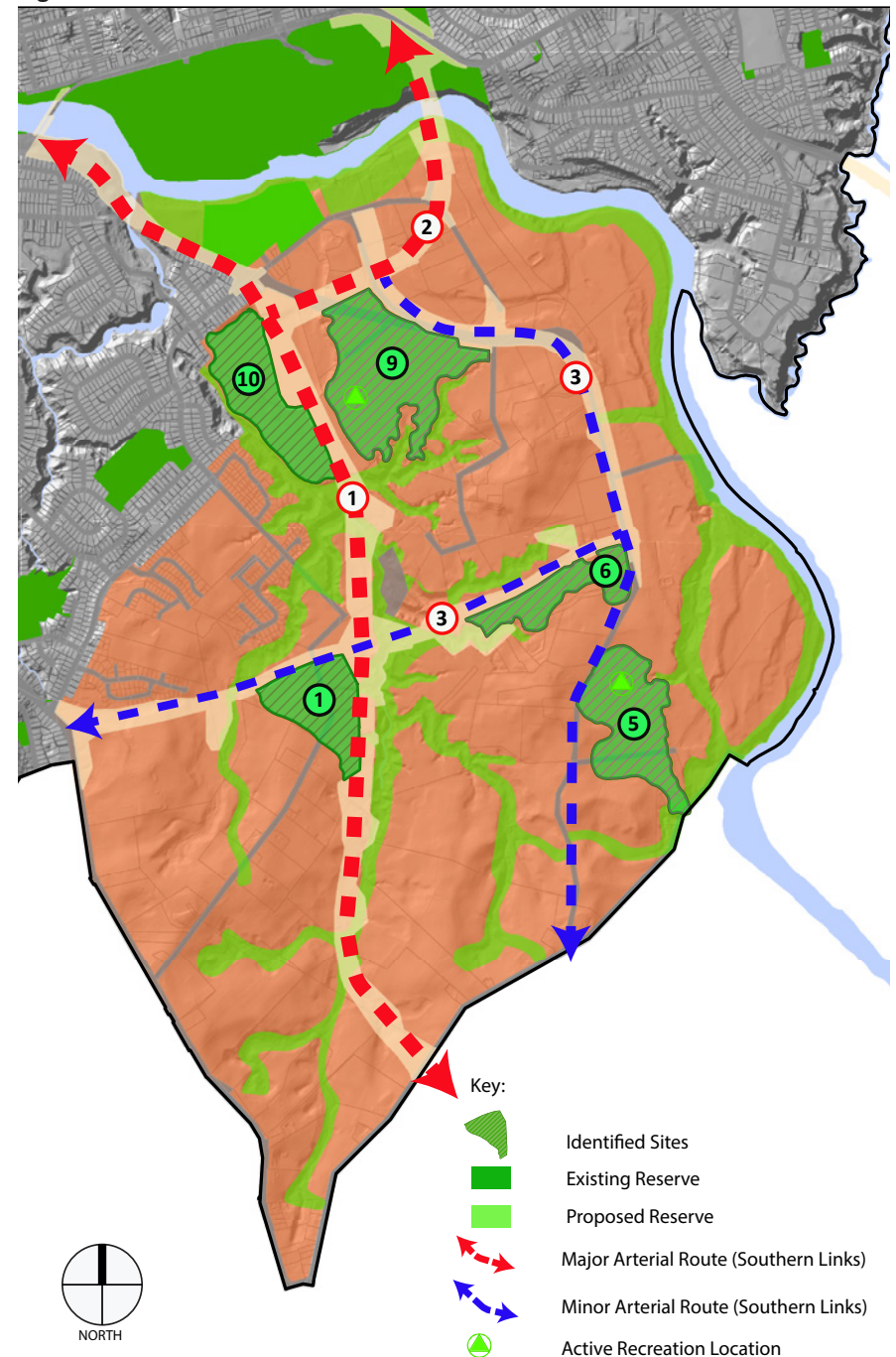
Site 9:

The site is located between Peacockes Road, the 'Eastern Link' road in the north and the main north-south 'City Link' road on the west. The site is the largest of the 5 sites with an area of 22.05ha. The site is identified in the Peacocke Structure Plan as the location for 'Active Recreation'.

Site 10:

The site is located in the northern area of the Peacocke area to the west of the 'City Link' road and east of the Mangakotukutuku Gully network. The area is in close proximity to site 9 and covers an area of 13.38ha.

Figure 10: Suitable site locations

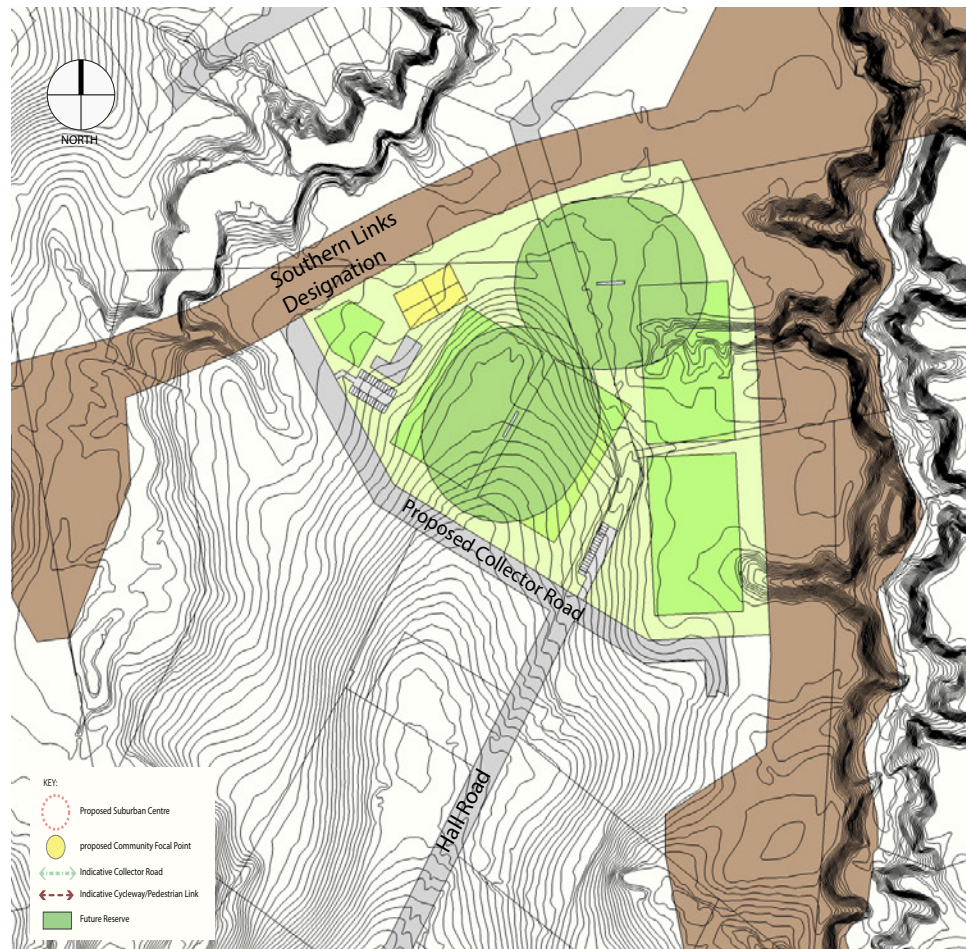


SITE 1

Area - 9.96ha

Slope - North-easterly fall of approximately 9.5m (1:32).

Indicative layout concept



Note: The proposed field layout shown in this concept plan is indicative only and is not intended to demonstrate any final field layout or use. Rather, it illustrates the capacity of the site to accommodate possible sports facilities.

Wider open space network:

The central location of the site within Peacocke will complement the existing active open space network within Glenview, Fitzroy and Bader.

Connection with the green space:

The site is well located with regards to the green reserve proposed for along the Mangakotukutuku Gully; however, direct access to these areas is limited by the location of the major arterial to the east of the site. Any access to the future pedestrian and cycle networks within the gully network will be limited to the proposed intersection to the northeast of the site.

Accessibility:

The site is located adjacent to the arterial roading network; however, the site will have limited access from the east-west minor arterial route with the main access being provided from a potential collector road along Hall Road. No vehicular access will be available from the major arterial route to the east of the site. To allow the site to be developed, part of Hall Road will need to be stopped. Pedestrian and cycle connectivity will be provided by the proposed Southern Links transport network.

Location:

It is the only site located to the west of the major arterial route and the Mangakotukutuku Gully. The site is centrally located within Peacocke and will provide for the whole of the Peacocke area, particularly the western area.

Orientation:

The size of the site will allow for the orientation of fields in the preferred direction; however, extensive earthworks will be required to enable this to happen.

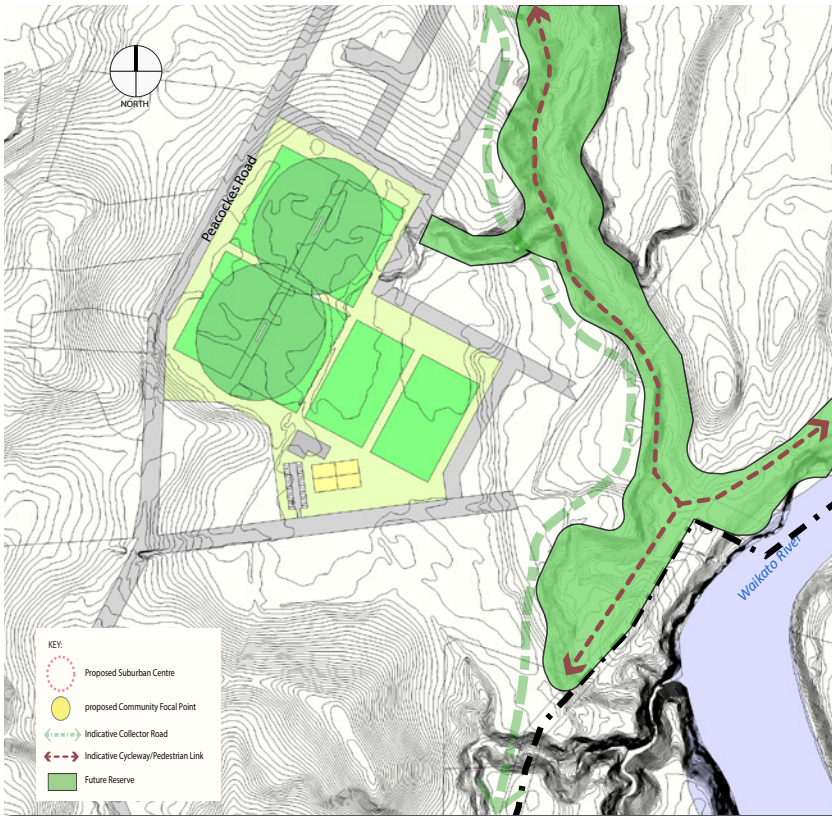
Area	Slope	Wider open space network	Connection to green space	Accessibility	Location	Orientation

SITE 5

Area - 14.45ha

Slope - South-easterly fall of approximately 1.5m (approx 1:210).

Indicative layout concept



Note: The proposed field layout shown in this concept plan is indicative only and is not intended to demonstrate any final field layout or use. Rather, it illustrates the capacity of the site to accommodate possible sports facilities.

Wider open space network:

The site is located some distance south of the existing network and allows for development in the southern part of Peacocke to be catered for in the future.

Connection with the green space:

The site is the only location in close proximity to the Waikato River and east of Peacockes Road. The site will have good access to the river in the east via the pedestrian and cycle network proposed for the gully network.

Accessibility:

Access to the site will be from the minor arterial route to the west of the site along Peacockes Road, as well as from the internal collector and local roads proposed as part of future subdivision. The site is also well connected by the surrounding pedestrian and cycle network.

Location:

The site is the most southern of all the sites and is close to the proposed suburban centre identified in the Peacocke Structure Plan. It would Provide sports facilities to future development around the suburban centre and residential development in the south of the Peacocke area.

Orientation:

The flat nature and size of the site will allow for the orientation of fields in the preferred direction without large amounts of earthworks.

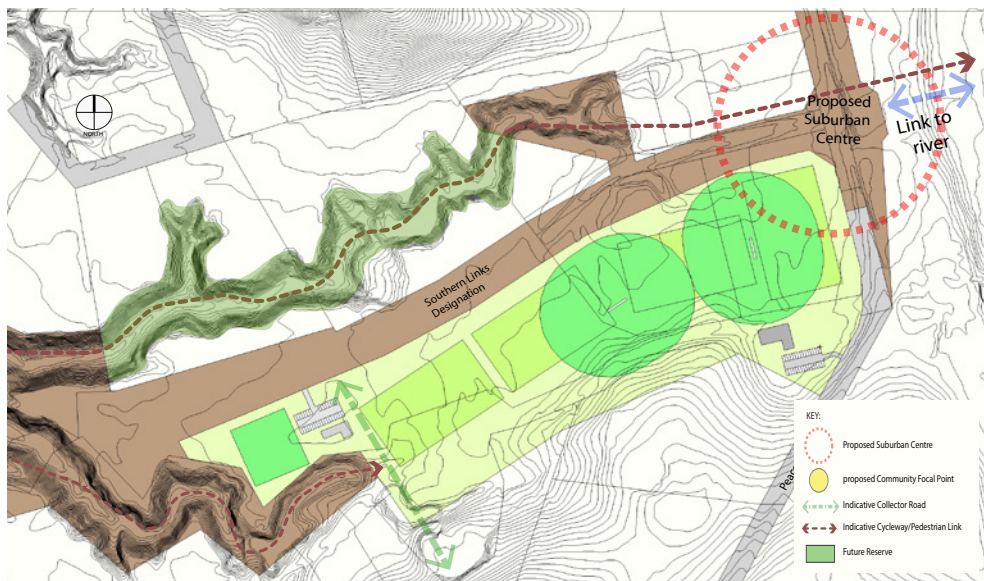
Area	Slope	Wider open space network	Connection to green Space	Accessibility	Location	Orientation

SITE 6

Area - 7.66ha

Slope - Westerly fall of approximately 3m (Approx 1:215)

Indicative layout concept



Note: The proposed field layout shown in this concept plan is indicative only and is not intended to demonstrate any final field layout or use. Rather, it illustrates the capacity of the site to accommodate possible sports facilities.

Wider open space network:

The site is located some distance south of the existing active open space network and is not easily accessible from the proposed roading network due to its linear layout. The location is more suited to provide facilities for the Peacocke area only.

Connection with the green space:

The site is well located with regards to the green reserve proposed along the Mangakotukutuku Gully. Access to the pedestrian and cycle network proposed by the Peacocke Structure Plan will be by the east-west minor arterial route and gully arms.

Accessibility:

The site is located adjacent to the Southern Links roading network. However, the site will have limited access from the east-west minor arterial route. Pedestrian access to the site from the suburban centre will be via the proposed intersection of the east-west minor arterial and Peacockes Road. The linear layout has negative implications for pedestrian movement through the site.

Location:

The location of the site within the area identified for the suburban centre will impact on the ability to provide the required commercial and community facilities associated with the suburban centre, and to provide the surrounding residential catchment needed to ensure the town centre is sustainable.

Orientation:

The orientation of the site along the minor arterial route results in an east-west alignment of the field, which is not desirable.

Area	Slope	Wider open space network	Connection to green space	Accessibility	Location	Orientation

Area - 22.05ha
Slope - Westerly fall of approximately 2.5m (Approx 1:140)

KEY:

- Proposed Suburban Centre
- proposed Community Focal Point
- Indicative Collector Road
- Indicative Cycleway/Pedestrian Link
- Future Reserve

Wider open space network:

The site's northern location allows for it to be well integrated with the wider active open space network. The site's location along the Southern Links network allows for a good connection with areas outside of Peacocke.

Connection with the green space:

The site will have access to the green space through a proposed pedestrian and cycle connection under the major arterial route in the south. The Peacocke Structure Plan identifies the gully network to the south of the site as part of the wider open space network.

Accessibility:

Access to the site will be via Peacocks Road, which is part of the minor arterial network of Southern Links. Pedestrian and cycle connectivity is proposed from both the Southern Links Transport Network and the green space network to the south of the site.

Location:

The northern location and its proximity to the Southern Links Transport Network makes the site ideal for the provision of facilities that not only service Peacocke but also the wider Hamilton community.

Orientation:

The size of the site will allow for the orientation of fields in the preferred direction. The overall size of the area has the potential to allow for a number of layout scenarios, field numbers and different sports codes to occupy the site.

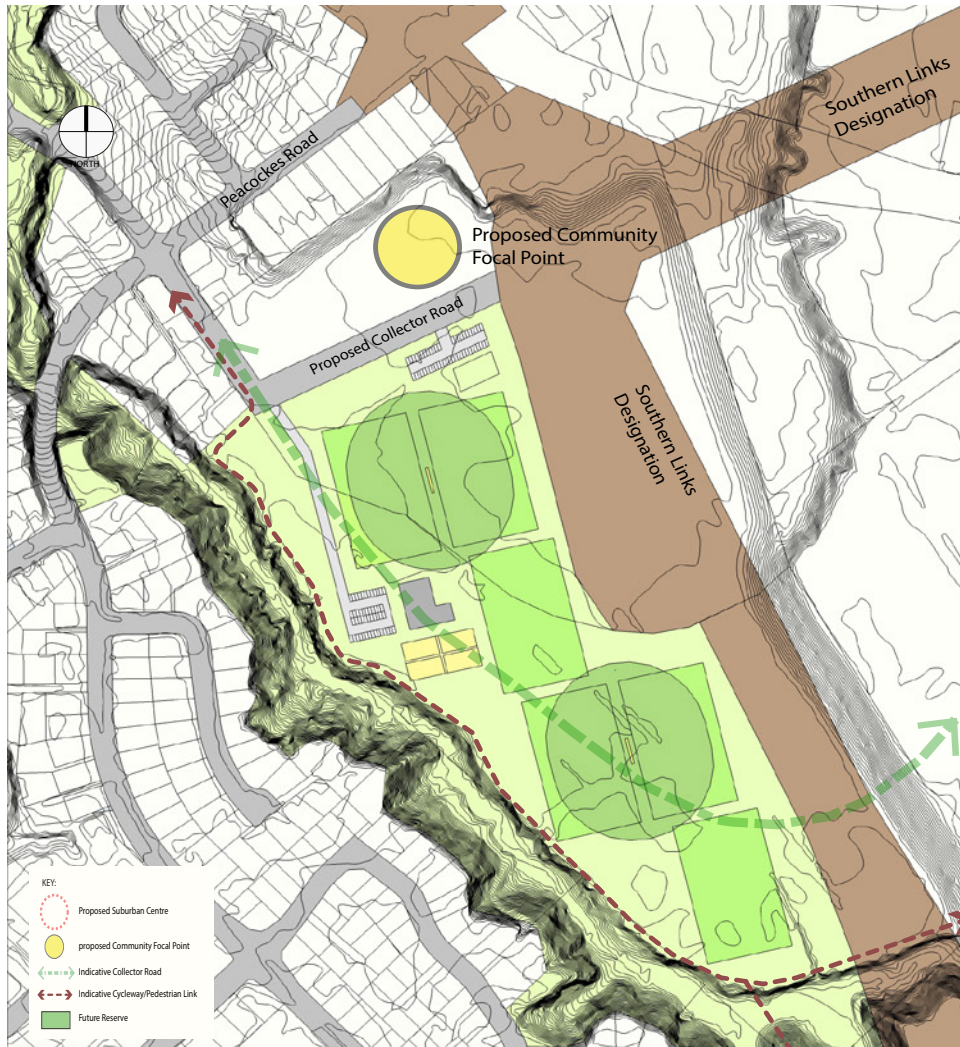
	Area
	Slope
	Wider open space network
	Connection to green space
	Accessibility
	Location
	Orientation

SITE 10

Area - 13.38ha

Slope - Northerly fall of approximately 1m (Approx 1:550)

Indicative layout concept



Note: The proposed field layout shown in this concept plan is indicative only and is not intended to demonstrate any final field layout or use rather it illustrates the capacity of the site to accommodate possible sports facilities.

Wider open space network:

The site's northern location allows for it to be well integrated with the wider active open space network. The site's access does, however, negatively impact on its ability to service a wider catchment.

Connection with the green space:

The site will have access to the green space through a proposed pedestrian and cycle path along the Mangakotukutuku Gully located to the west of the site.

Accessibility:

The site will have limited access through the proposed collector route. No direct access to the site will be allowed from the major arterial route located to the east of the site. Pedestrian and cycling access will be from both the pedestrian/cycling network proposed for the open space network and from the facilities proposed as part of the Southern Links Transport Network.

Location:

The site is located in close proximity to Site 9 and between the major arterial and Mangakotukutuku Gully, which limits its accessibility from surrounding residential areas. The close proximity to Site 9 will have an impact on the distribution of facilities to be able to service the whole of the Peacocke area.

Orientation:

The size of the site allows for the orientation of fields in the preferred direction.

Area	Slope	Wider open space network	Connection to green space	Accessibility	Location	Orientation
✓	✓	✓	✓	✗	✗	✓

Figure 11: Hierarchy of identified sites

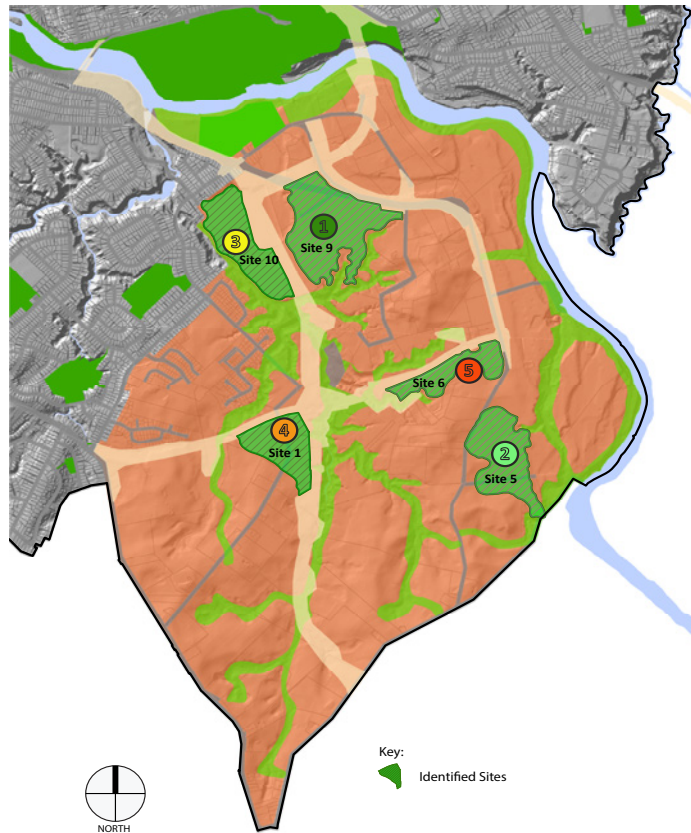


Table 3: Assessment Matrix:

Criteria								Score	Ranking
	Area	Slope	Wider open space network	Connection to green space	Accessibility	Location	Orientation		
Site 1	2	1	1	1	4	3	2	14	4
Site 5	3	3	2	4	2	4	3	21	2
Site 6	1	2	3	2	3	1	1	13	5
Site 9	3	4	5	4	5	5	3	29	1
Site 10	3	4	4	3	1	2	3	20	3

Section 4: Conclusion

Following the analysis of the Peacocke area, five potential sites have been identified that meet the preliminary requirements of slope suitability and area requirements.

A further assessment of these sites ranked the areas based on a set of criteria established in the Peacocke Structure Plan.

The findings of this assessment is that sites 5 and 9 are the preferred locations to provide the necessary active recreational needs for the Peacocke area:

- **Site 9** is the best suited site for the establishment of a larger active sports facility based on its size and location in the north with its close proximity to the major transport network. This site would be the best location for any city wide sports facility that caters for areas outside Peacocke.
- **Site 5** would also be suitable to accommodate active sports facilities based on its size and proximity to the suburban centre. However, the site would not be suitable for regional sports facilities due to its southern location. Its location near the proposed suburban centre makes the development of a large sports facility unsuitable due to the impact this would have on the residential catchment for the suburban centre.

- **Site 10** is able to accommodate the required facilities. However, its limited access and its proximity to the better suited site 9 makes the site less suited.
- **Sites 1 and 6** both have constraints that make them unsuitable for the provision of large active sports facilities. However, these areas could accommodate neighbourhood parks with limited active recreational facilities to provide for the local communities.

In conclusion, sites 5 and 9 are the most appropriate sites. The location of these sites are consistent with the two sites identified in the Peacocke Structure Plan. However, the design and level of service the two sites provide within, not only Peacockes but, the wider community should be reviewed.

Site 9 is ranked as the best suited site due to its size and location and therefore is the ideal location for a facility that services not only the Peacocke area but from part of the wider city sports park network. While site 5, due to its location, is better suited for a sports park facility that services the suburban centre and the southern areas of Peacocke.

Prepared by:

City Planning Unit

Hamilton City Council

Tel: 07 686 6600

E-mail: districtplan@hcc.govt.nz

