

Ko te aaheinga
o te hanga he waahi ataahua,
he waahi toiora ki Peacocke.

Peacocke

Weaving together a
new community

To enable the development of
an attractive and sustainable
community in Peacocke.



Hamilton
City Council
Te kaunihera o Kirikiriroa

We have an **awesome opportunity** to shape the **Peacocke community** from the **ground up**

You've told us a lot in the past few years about what sort of neighbourhood you like to live in.

You've told us you need the basics like good quality, affordable housing, that is attractive and varied.

We know it's important to you to have great places to spend time in as a community that are safe, lots of open spaces like parks and playgrounds and places that celebrate the area's unique environment and cultural heritage.

We also know it's important for you to be able to access these places easily in your neighbourhood – whether it be on your bike, in your car or using your feet!

Using all the things you've told us about the type of neighbourhood you like to live in, we've started to put together a plan for our newest one: Peacocke.

We do this through a structure plan which is a long-term plan to help guide the development of a new area. It considers things like transport connections (including public transport, cycling and walking), parks and open spaces, commercial areas, housing style and density, environment and cultural heritage and sets out the best place for each of those activities to happen. It will help us balance the need for housing with social, cultural, environmental and economic outcomes for our community.

While some parts of the neighbourhood like the Southern Links roading network and other infrastructure like wastewater pipes are already set in stone, there are still plenty of opportunities to shape Peacocke into the type of community you want to live in.

We want to know what you think about our plans so far. Your feedback will help us put together a draft Peacocke Structure Plan which will undergo a formal consultation in May 2021.

Peacocke is located in the south–west of Hamilton just kilometres from the central city, the University of Waikato and existing neighbourhoods in Hillcrest and Glenview. Its proximity to the Waikato River means the land has always been significant to Maaori, who traditionally used the area to grow kumara and the river to trade.

Planning for the Peacocke neighbourhood has been taking place in the background for more than 30 years.

Peacocke was officially included within Hamilton’s boundary in 1989 and since then has remained mostly undeveloped. That’s because it’s expensive to build the infrastructure like pipes and roads you need to develop a neighbourhood from scratch.

In 2018, the Government jumped on board to help us open Peacocke and provide some much-needed housing for Hamilton. We received a \$180.3 million interest-free loan and \$110.1 million of Waka Kotahi NZ Transport Agency subsidies to build the infrastructure we need to get housing under way.

The Peacocke programme will deliver a new bridge, main roads, parks, and strategic water, wastewater and stormwater networks. Other work includes protecting and enhancing the environment, including the extensive gully system, recognising and protecting our cultural heritage and investigating community facilities which are also important parts of creating a new community in Peacocke.

When completed, Peacocke will be home for up to 20,000 Hamiltonians.

Want to know more? Visit hamilton.govt.nz/peacocke

Tell us what you think

You can have your say:

- Online at hamilton.govt.nz/peacockestructureplan
- By filling out the hardcopy form and dropping it at Council offices or libraries.
- In person at our open day from 4pm to 7pm, Tuesday 1 December at the Glenview Club.

**Get your feedback in to us by
5pm, Wednesday 9 December 2020.**





Putting a roof over our heads

Part of creating a great place to live is considering what our houses and streets look and feel like.

Housing should cater for a diverse community and meet their varied needs. We need a mix of larger homes, duplexes, terrace housing and apartments to help make housing more affordable and increase choice. Plus - it's more interesting to look at!

A big part of this is encouraging good landscape and urban design outcomes to create attractive neighbourhoods that people want to live in.

In Peacocke we're proposing a mix of both medium and high-density housing, supported by quality open spaces and good walking, cycling and public transport connections. This supports a 20-minute city concept by creating compact neighbourhoods where people can safely access most of the things they need (like retail, parks and activities) within 20 minutes, without relying on their cars.

- | | | |
|-------------------------------------|-------------------------------|-------------------------------------|
| Proposed reserve | Proposed suburban centre | Major arterial roads |
| Proposed wetlands | Proposed neighbourhood centre | Minor arterial roads |
| Proposed medium density residential | Proposed sports park | Indicative collector roads |
| Proposed high density overlay | Proposed community facility | Indicative cycleway/walkway network |



Draft concept only.



Why is this good?

Uses less land, so there's more room for all the other things that make a community great.

Helps us create better social connections and access to community facilities.

Greater vibrancy and safer environment.

Encourages walking and cycling.

Reduces our carbon emissions and adds to our work to address climate change.

Supports good public transport connections.

Increases affordability and housing choice.



Moving around our neighbourhood

As part of building a new community in Peacocke, we need to consider how people will get around whether it's by walking, cycling, bus or car.

We need to think about how we can do this safely for all road users and how these new transport corridors will connect with the streets and paths we already have.

In Peacocke, we're proposing to prioritise public transport, pedestrians and cyclists in the transport network. We want these transport networks to be in the right place to be safe for pedestrians and cyclists, support higher-density housing, reduce our dependency on cars and create better connections within Peacocke and to the rest of Hamilton.

Why is this good?

- Creates active communities.
- Supports medium and high-density housing.
- Sustainable and good for the environment.
- Increases accessibility and liveability.



Creating awesome spaces to spend time in

Part of creating a community is providing high-quality spaces for people to gather and spend time in. It's also about building these at the right time to support housing development.

In Peacocke, we're focussing on providing a high-quality and connected open space network to support our community. We want safe places for people to meet and socialise. This includes local parks and playgrounds, sports parks, access to natural open spaces and good connections to the Waikato River.

These kinds of spaces support medium and high-density housing development and create spaces that people want to spend time in.

We're also identifying areas for our small neighbourhood centres where people can pick up essentials, gather and spend time in. These will be anchored by a larger suburban centre with space for things like a supermarket, medical centre, restaurants, small retail shops and offices.

Why is this good?

- Good for community wellbeing.
- Supports high-density housing.
- In place at the right time to support development.



Looking after our environment

The environment is at the heart of everything we do.

Peacocke is home to the significant Mangakootukutuku gully and stream network, is close to the Waikato River and home to at-risk species like the long-tailed bat, longfin eel, giant kokopu and inanga. Interacting with these natural treasures are unique opportunities that we want to protect for future generations to enjoy too.

We're investing to protect the existing environment when developing our new neighbourhood and looking at ways we can improve it for the better. In fact, the Peacocke programme is Council's biggest-ever environmental investment in a new growth cell and we're already doing lots of amazing things to protect and enhance our natural taonga, green spaces and biodiversity in the area.



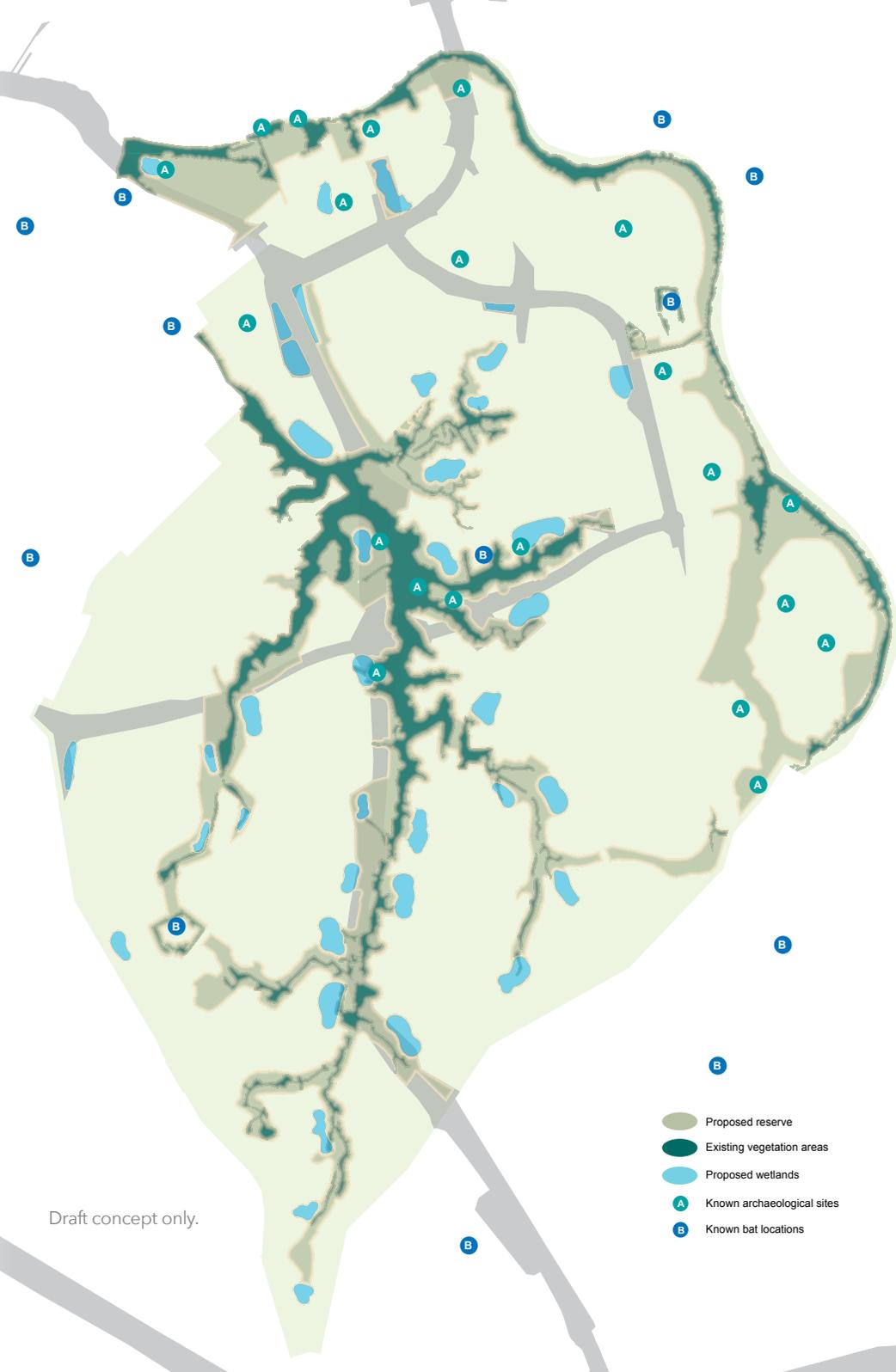
The wider Peacocke programme investment includes 15ha of gully restoration work, 1.5km of stream restoration, 30 new wetlands and more than 100,000 plants.



In Peacocke we want to add some extra levels of protection for our natural environment to make sure development is compatible with our local environment.

The current Structure Plan protects about 6ha of Significant Natural Areas (SNAs) based on the vegetation (flora) in the area. We're proposing to protect even more areas around our gully and stream network and large areas of reserve that are ecologically significant. These areas are home to long-tailed bats and other indigenous species (fauna) and we want to make sure they are able to live here too.

We're also looking at how we better manage our stormwater by identifying places for our wetlands to go that support development.



Draft concept only.



Why is this good?

A higher level of protection for our native flora and fauna (including gully network and long-tailed bats!).

Improves our environment so it's even better than before.

Provides great public spaces where we people can enjoy the natural environment.

Connects to the vision and strategy for the Waikato River.

Delivers on iwi aspirations for protection of the environment.





Celebrating the bits that make us special

The area now known as Peacocke has a rich history.

By the time Europeans first visited the area in the 1830s, Maori had extensively settled the area. These villages or defensive settlements are called paa sites and there are two within Peacocke.

Many of these settlements were located on or near the Waikato River, which served as a major transport and communication route. At this time the Mangakootukutuku Stream and Waikato River would have had very high water quality and was used as a food source. The low banks near Peacocke made it an easy place for Maori to access land from the river, and the land proved a fruitful place to grow kumara.

In more recent history, a significant part of Peacocke has been farmed by generations of the Peacocke family (hence the name!).

The entire Peacocke programme will respect, protect and celebrate the area's cultural heritage. We're working closely with our iwi partners to make sure our infrastructure like pipes and roads is built with good

environmental outcomes, and to guide our approach to supporting existing historical sites and the cultural narrative, including artworks and street and place names.

The current Peacocke Structure Plan protects a number of known archaeological sites. As part of the review, we're doing a detailed cultural assessment to identify and protect other known archaeological sites within the area.

This makes sure the story of Peacocke is maintained as the area grows.

Why is this good?

- Celebrates the unique history of Peacocke for future generations.
- Protects our significant sites from development.
- Supports iwi partners' aspirations for the area.

Hamilton City Council
Garden Place, Private Bag 3010, Hamilton

 /HamiltonCityCouncil

 @hamiltoncitycouncil

 07 838 6699

hamilton.govt.nz

FEEDBACK FORM

YOUR FEEDBACK WILL HELP US PUT TOGETHER A DRAFT PEACOCKE STRUCTURE PLAN WHICH WILL UNDERGO A FORMAL CONSULTATION IN MAY 2021.

YOU CAN HAVE YOUR SAY:

- Online at hamilton.govt.nz/peacockestructureplan
- By filling out this form and dropping it at Council offices or libraries.
- In person at our open day from **4pm to 7pm, Tuesday 1 December at the Glenview Club.**

Get your feedback in to us by **5pm, Wednesday 9 December 2020.** If you run out of room, feel free to attach additional pages.

PUTTING A ROOF OVER OUR HEADS - WE'RE PROPOSING:

- A mix of housing density and style.
- Housing that's supported by quality open spaces, and
- Good walking, cycling and public transport connections.

I think that's a great idea! I'm not sold on that idea.

Please tell us why. _____

MOVING AROUND OUR NEIGHBOURHOOD - WE'RE PROPOSING:

- To prioritise public transport, walking and cycling as key ways to move around Peacocke.
- Transport networks in the right place to support a mix of housing and reduce our dependency on cars.
- Better connections within Peacocke and to the rest of Hamilton.

I think that's a great idea! I'm not sold on that idea.

Please tell us why. _____

CREATING AWESOME SPACES TO SPEND TIME IN - WE'RE PROPOSING:

- A high quality and connected open space network.
- Accessible community spaces that support a mix of housing density and styles.
- To identify areas for our smaller neighbourhood centres and a larger suburban centre.

I think that's a great idea! I'm not sold on that idea.

Please tell us why. _____

LOOKING AFTER OUR ENVIRONMENT - WE'RE PROPOSING:

- To add extra protection for our native flora and fauna (including gully network and long-tailed bats).
- To make sure development protects and enhances the natural environment.
- To create public spaces where people can enjoy the natural environment.

I think that's a great idea! I'm not sold on that idea.

Please tell us why. _____

CELEBRATING THE BITS THAT MAKE US SPECIAL - WE'RE PROPOSING:

- To identify and protect known archaeological sites.
- To continue to tell the cultural story of the Peacocke area.
- To deliver on iwi aspirations for the natural environment.

I think that's a great idea! I'm not sold on that idea.

Please tell us why. _____

ABOUT YOU

This section tells us a bit more about you. By capturing this information, we will be able to better understand who is, and isn't, providing feedback. (Please print clearly)

WHERE DO YOU LIVE?

I live in Hamilton, my suburb is: _____

I live outside Hamilton:

Waipa Waikato Elsewhere in New Zealand Overseas

CONTACT DETAILS

We'll use your details to keep you informed of the next steps in the development of the Peacocke Structure Plan.

Name: _____

Organisation (if responding on behalf of): _____

Phone day: _____ Phone evening: _____

Email: _____

WHAT IS YOUR AGE GROUP? (At your last birthday)

Under 16 16-19 20-24 25-29 30-34
 35-39 40-44 45-49 50-54 55-59
 60-64 65-69 70-74 75-79 80+

WHICH ETHNIC GROUP DO YOU IDENTIFY AS? (Tick all that apply)

NZ European Maaori Indian Chinese Samoan
 British Filipino Tongan South African Cook Island Maaori
 Other _____

WHICH LANGUAGE(S) DO YOU PREFER TO COMMUNICATE IN? (Tick all that apply)

English Te Reo Maaori Hindi Sinitic North Chinese
 Tagalog French Afrikaans Yue Punjabi
 Samoan Spanish Other

Privacy statement:

The Local Government Act 2002 requires submissions to be made available to the public. Your name will be published with your submission and made available in a report to elected members and to the public. Other personal information supplied will be used for administration and reporting purposes only. Please refer to Council's Privacy Statement at hamilton.govt.nz for further information.