

PUBLIC NOTICE OF PLAN CHANGE 5

PROPOSED PLAN CHANGE 5 TO THE HAMILTON CITY OPERATIVE DISTRICT PLAN: PEACOCKE STRUCTURE PLAN

CLAUSE 5, SCHEDULE 1, RESOURCE MANAGEMENT ACT 1991

Hamilton City Council has prepared Proposed Plan Change 5 for the Peacocke Structure Plan to the Hamilton City Operative District Plan 2017 under Schedule 1 to the Resource Management Act 1991 and is now calling for submissions.

The purpose of this plan change is to:

- review and make amendments to the operative Peacocke Structure Plan and associated planning provisions
- update the Peacocke Structure Plan and rezone the area from Peacocke Special Character Zone and General Residential Zone to Peacocke Medium Density Residential Zone, Peacocke Natural Open Space, Peacocke Sports and Active Recreation Zone, Local Centre Zone and Neighbourhood Centre Zone
- enable urban residential development within the Peacocke area.

Key elements of the plan change are provided below. Proposed Plan Change 5 is available to review at Council's Municipal Building reception, at all the Hamilton City Libraries and online at hamilton.govt.nz/PlanChange5.

MAKING A SUBMISSION

Anyone may make a submission on a fully notified plan change; you don't have to be an expert, a resident or ratepayer of Hamilton. You can make a submission provided that submission does not seek to gain an advantage in trade competition.

Where a person is a trade competitor their right to make a submission is limited to where they are directly affected by an effect of a proposed plan change that:

- adversely affects the environment
- does not relate to trade competition or the effects of trade competition.

Submissions can be:

- Made online at hamilton.govt.nz/haveyoursay
- Emailed to haveyoursay@hcc.govt.nz
- Delivered to Hamilton City Council Municipal Building
- Sent to Freepost 172189, Hamilton City Council, Private Bag 3010, Hamilton 3240, Attn: Plan Change 5 Submission

Submissions close on 5 November 2021.

You must state in your submission form whether you wish to be heard in support of your submission. The relief you seek through your submission(s) must be justified and fully explained.

Staff are available to discuss any concerns with you and can be contacted on (07) 838 6699 then ask to speak with the City Planning Unit or email districtplan@hcc.govt.nz.

PROCESS FOR PUBLIC PARTICIPATION

- After submissions have closed, Council will prepare a summary of decisions requested by submitters and give public notice of the availability of this summary and where both the summary and submissions can be viewed.
- There will be an opportunity for the following persons to make a further submission in support of, or in opposition to, the submissions already made:
 - o Any person representing a relevant aspect of the public interest.
 - o Any person who has an interest in the proposal greater than the general public has.
 - o Council itself.
- If a person making a submission asks to be heard in support of their submission, a hearing must be held.
- Council must give its decision on the provisions and matters raised in the submissions (including its reasons for accepting or rejecting submissions) and give public notice of its decision within two years of notifying the Plan Change and serve it on every person who made a submission at the same time.
- Any person who has made a submission has the right to appeal against the decision on the Plan Change to the Environment Court if:
 - o In relation to a provision or matter that is the subject of the appeal, the person referred to the provision or matter in the person's submission on the Plan Change.



KEY ELEMENTS OF THE PLAN CHANGE INCLUDE:

CHAPTERS	PROPOSED CHANGES	PURPOSE
	Amend Chapter 3: Structure Plans and Section 3.4 Peacocke	Update the Provisions relating to the objectives and policies of the Peacocke Structure Plan.
	Amend Chapter 5: Special Character Zones	Remove existing Peacocke Provisions found in the Special Character Zones.
	Create a new Chapter 4A: Medium Density Zone: Peacocke Precinct	Establish a new planning framework to manage development in the Peacocke Structure Plan area in a format consistent with the National Planning Standards.
	Create a new Chapter 6A: Peacocke Neighbourhood Centre Zone	Manage land use and activities and the development of Neighbourhood Centres within the Peacocke Structure Plan area in a format consistent with the National Planning Standards.
	Create a new Chapter 6B: Peacocke Local Centre Zone	Manage land use and activities and the development of the Peacocke Local Centre within the Peacocke Structure Plan area in a format consistent with the National Planning Standards.
	Create a new Chapter 15A: Natural Open Space Zone: Peacocke Precinct	Manage land use and activities within the Natural Open Space Zone within the Peacocke Structure Plan area in a format consistent with the National Planning Standards.
	Create a new Chapter 15B: Sport and Active Recreation Zone: Peacocke Precinct	Manage land use and activities within the Natural Open Space Zone within the Peacocke Structure Plan area in a format consistent with the National Planning Standards.
	Amend Chapter 23: Subdivision	Remove existing subdivision provisions relating to Peacocke.
	Create a new Chapter 23A: Subdivision: Peacocke Precinct	Manage subdivision within the Peacocke Structure Plan area in a format consistent with the National Planning Standards.

CITY-WIDE CHAPTERS	PROPOSED CHANGES	PURPOSE
	25.2 Earthworks and Vegetation Removal	Manage earthworks in the Peacocke Structure Plan in a manner that enabling higher density development to occur while considering the natural topography of the Peacocke area.
	25.6 Lighting and Glare	Manage lighting and glare in the Peacocke Structure Plan specifically in relation to effects of the Long-tailed Bat.
	25.14 Transportation	Manage transportation and the level of assessment expected for development in the Peacocke Structure Plan area.

APPENDICES	PROPOSED CHANGES	PURPOSE
	Appendix 1.1 - Definitions and Terms	Add definitions of Terraced Dwelling and Apartment Dwelling for the Peacocke Structure Plan area.
	Appendix 1.2 - Information Requirements	Identify information required for development in the Peacocke Structure Plan area to ensure that it delivers on the objectives of the structure plan.
	Appendix 1.3 - Assessment Criteria	Identify further assessment criteria for the Peacocke Structure Plan area.
	Appendix 1.4 - Design Guides	Create a Peacocke Local Centre design guideline.
	Appendix 2 - Structure Plans	Amend and update the Peacocke Structure Plan maps and include Peacocke Local Centre concept plan.
	Appendix 8 - Historic Heritage	Add additional sites of historic heritage in Peacocke into schedules 8B and C.
	Appendix 9 - Natural Environments	Add additional Significant Natural Areas in Peacocke.
	Appendix 15 - Transportation	Identify specific cross sections for development in Peacocke. Amendments to the Figure 15-4e Transport corridor hierarchy plan and Figure 15-8 Sensitive transport network.
	Appendix 17 - Planning Maps	Introduce Appendix 17A - Peacocke zoning and features maps in the National Planning Standards.

SUBMISSIONS CLOSE ON FRIDAY 5 NOVEMBER 2021

Richard Briggs, Chief Executive, Private Bag 3010, Hamilton, 3240

Notification date: Friday 24 September 2021

 hamilton.govt.nz

 07 838 6699

 info@hcc.govt.nz



**Hamilton
City Council**
Te kaunihera o Kirikiriroa