



Peacocke

A vibrant community for 20,000 Hamiltonians

NZGBC Housing Summit 2024

Vision & Context

Enabling an attractive and sustainable community for 20,000 people



2km

TO CENTRAL CITY



UP TO

7,400

HOMES IN THE
NEXT 50 YEARS



UP TO

20,000

PEOPLE WILL
CALL PEACOCKE
HOME



Biggest

EVER

ENVIRONMENTAL
INVESTMENT IN A
NEW GROWTH AREA



OVER

100ha+

GULLY AND
OPEN SPACE
NETWORKS
AND **30** WETLANDS



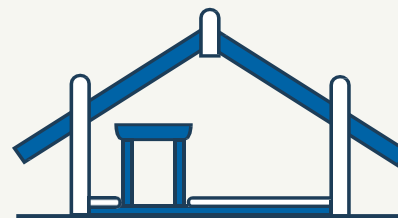
110.1M

NZTA
WAKA KOTAHI
SUBSIDIES

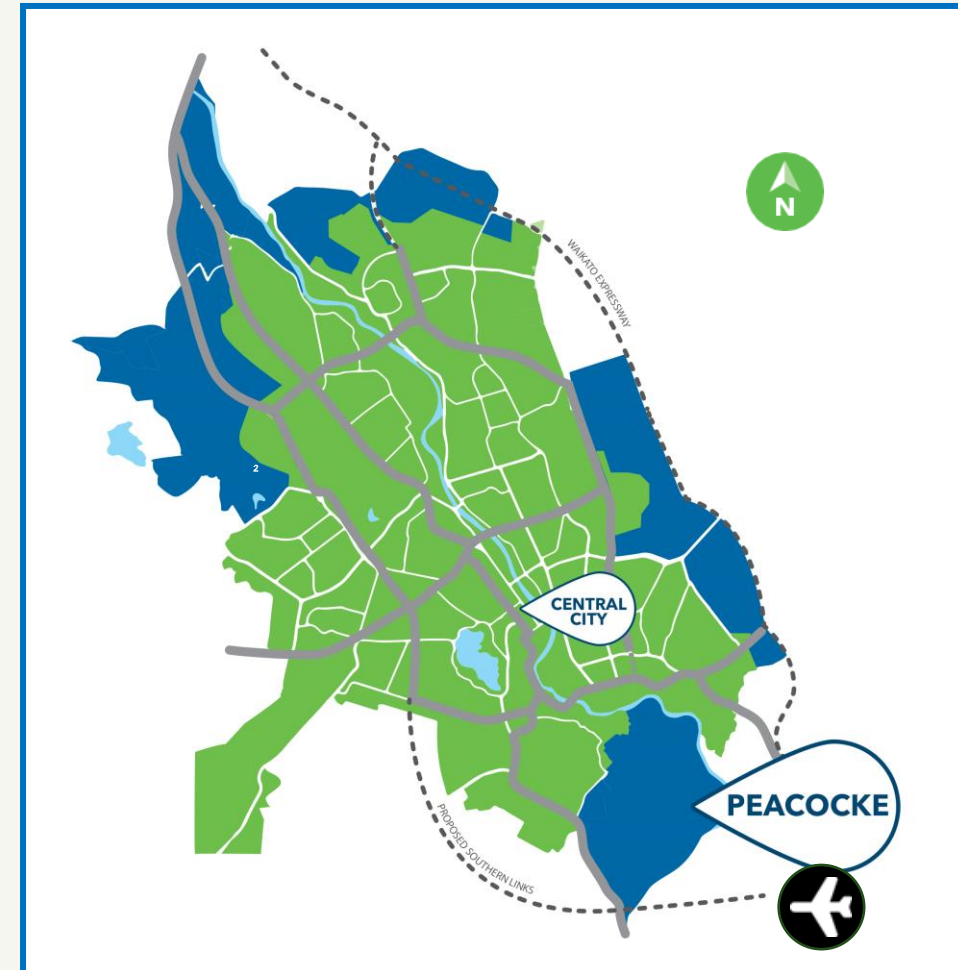


180.3M

HOUSING
INFRASTRUCTURE
FUND INTEREST-FREE
LOAN



2 PAA SITES





WHAT WE'VE DONE



What we've done

- Structure Plan
- Southern Links Designation
- Integrated Catchment Management Plan
- Strategic infrastructure
- Environmental investment
- Land acquisition
- Parks and reserves
- Working with partners, e.g. Government, Iwi



Render - Peacocke higher density





Render - Peacocke higher density & greenspace

Peacocke Stage 1 and Aurora development



Community, Parks and Open Spaces



Infrastructure to enable new homes

- Bridge over Waikato River
- Wastewater Pumpstation
- Stormwater ponds and outfalls
- Roads and roundabouts
- Walk and cycle shared paths

PEACOCKE Strategic infrastructure projects

We're enabling the development of an attractive and sustainable community in Peacocke that will be home for up to 20,000 people.

Key

- Existing road
- Funded new and upgraded road
- Non-funded new road
- Bridge
- Wastewater pipeline
- Parks, reserves and gullies
- Shared pathway
- Future sports park

Completed

- 1 Northern wastewater pipelines
- 2 Wairere Drive under Cobham Drive interchange
- 3 Chaugu Road (SH3) roundabout and Whatukooruru Drive - Stage 1

Projects under way

- 4 Wastewater transfer station and surrounding pipeline
- 5 Ring road extension, Waikato River bridge and surrounding transport network and strategic services
- 6 Peacockes Road urban upgrade - South
- 7 Whatukooruru Drive - Stage 2A
Half Road to Peacockes Road
- 8 North-south wastewater pipeline and future shared pathway

Procurement under way

- 9 Whatukooruru Drive - Stage 2B
Half Road to Chaugu Road (SH3)

Map 2022

Waikato River Bridge

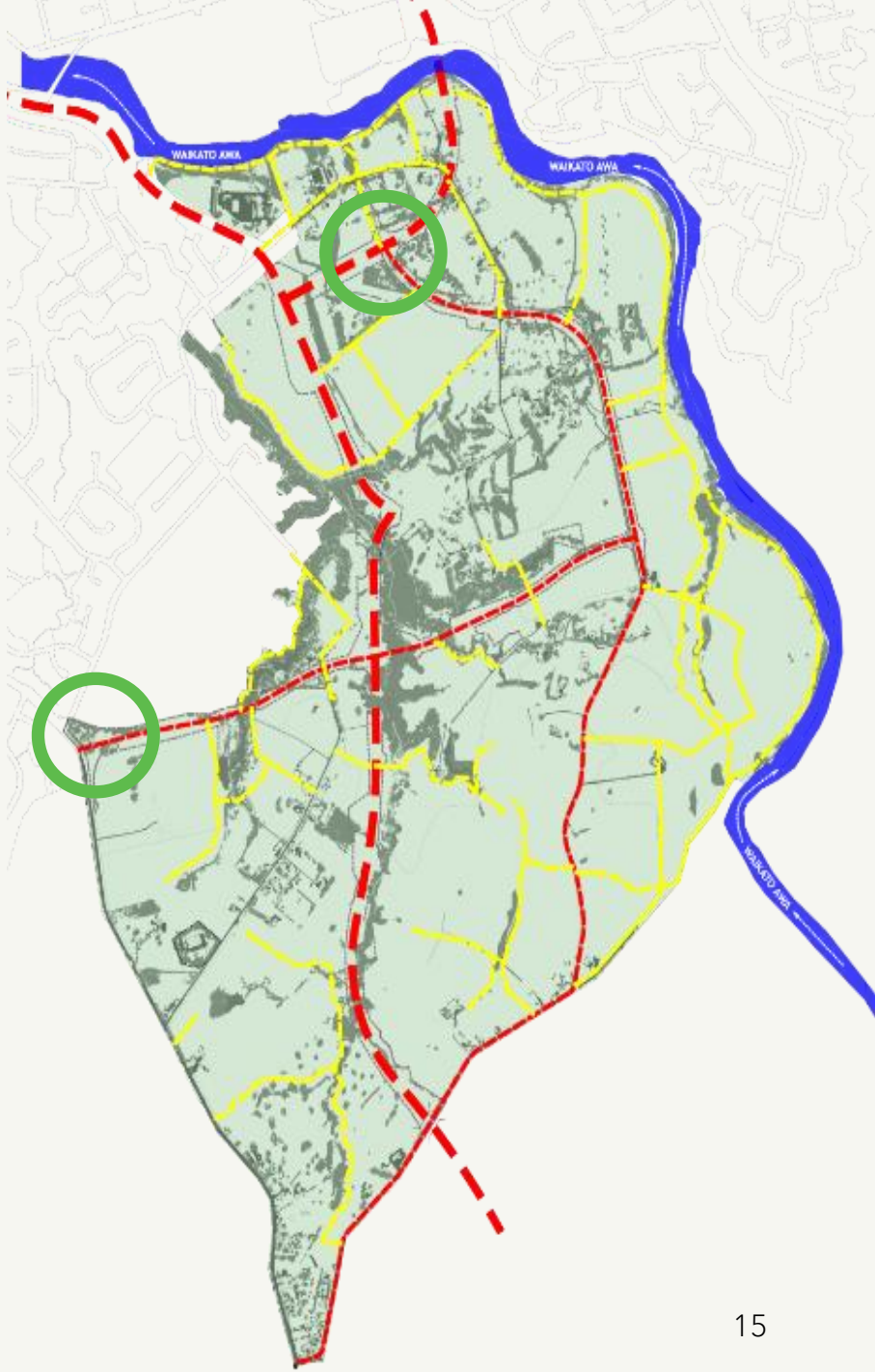




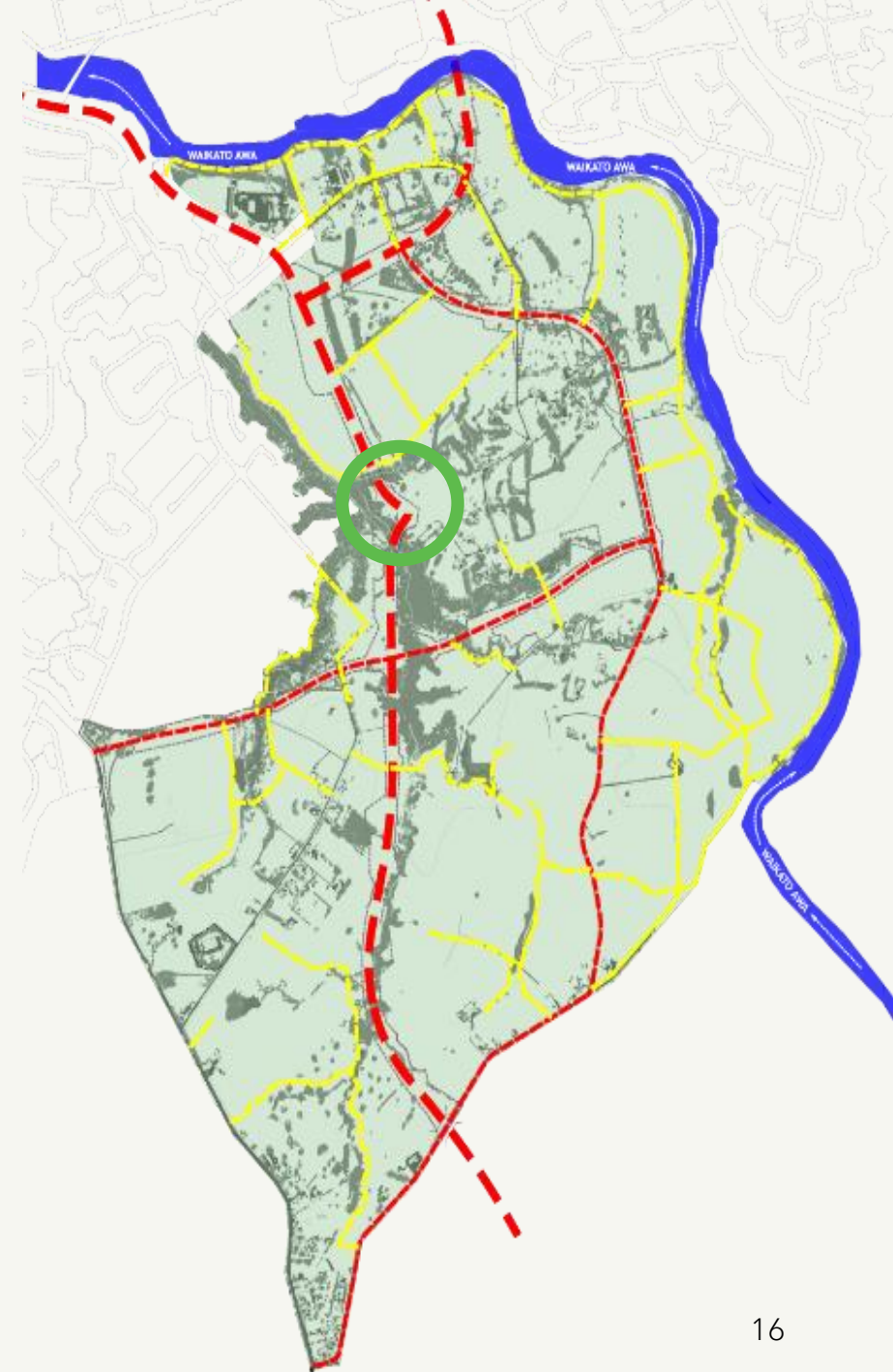
Pedestrian bridge & Waikato River Bridge



Public transport and mode shift initiatives



Bikes on pipes



N4 Wastewater Pumpstation

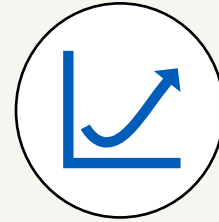


HOW WE DID IT

How we did it



Partnerships & engagement



High Trust funding model



Focus on the environment



Green Star Communities

Partnerships & engagement

Partnerships

- Government
- Iwi
- Department of Conservation
- Ministry of Education
- Developers

Stakeholders

- Landowners
- Community
- Contractors



Partnering with Iwi

Southern Links Taangata Whenua Working Group (TWWG)

TWWG has representatives from:

- Waikato-Tainui
- Ngaati Mahaanga
- Ngaati Wairere
- Ngaati Korokii Kahukura
- Ngaati Haaua



Cultural aspects

Supporting cultural outcomes through partnership

Together delivering:

- cultural symbolism / design into infrastructure
- cultural inductions
- kaitiaki monitoring
- tikanga advice



Our environment



PEACOCKE Caring for our environment

Hamilton's biggest environmental investment in a new growth area.

Key

- Existing road
- Funded new and upgraded road
- Non-funded new road
- Bridge
- Streams
- Bat roosts are known areas where bats live and they will move between these areas.
- Bat hop overs are areas where bats are encouraged to fly over traffic on roads or bridges. These areas are located within known bat flight routes.
- Bat hop-unders or underpasses are light sensitive areas with low vegetation where bats are encouraged to fly beneath new bridges.
- Treatment wetlands are planted facilities constructed to manage and treat stormwater run-off from new roads and developments.
- Lizard restoration sites are planted, predator controlled areas that are restored to create safe habitats for copper skink and provide better foraging habitat for them.
- Stream restoration sites are sections of stream that are restored to create habitats for native fish, eels and other aquatic species.
- Gully restoration sites are sections of gully that are restored to create habitats for native birds and bats.

May 2023



Environmental Outcomes

Environmental Monitoring & Management Plan (EMMP) delivering:

- 160ha of restored gully with 20 years of predator control
- Two lizard habitat restoration areas.
- 1.5km of stream restoration
- 100 artificial bat roosts & monitoring
- 30 wetland areas



EMMP funding

- \$8m: Offset habitat restoration
- \$780k: Bat-related monitoring, survey and research
- \$350k: Bird, lizard and aquatic related monitoring and surveying
- Private funding



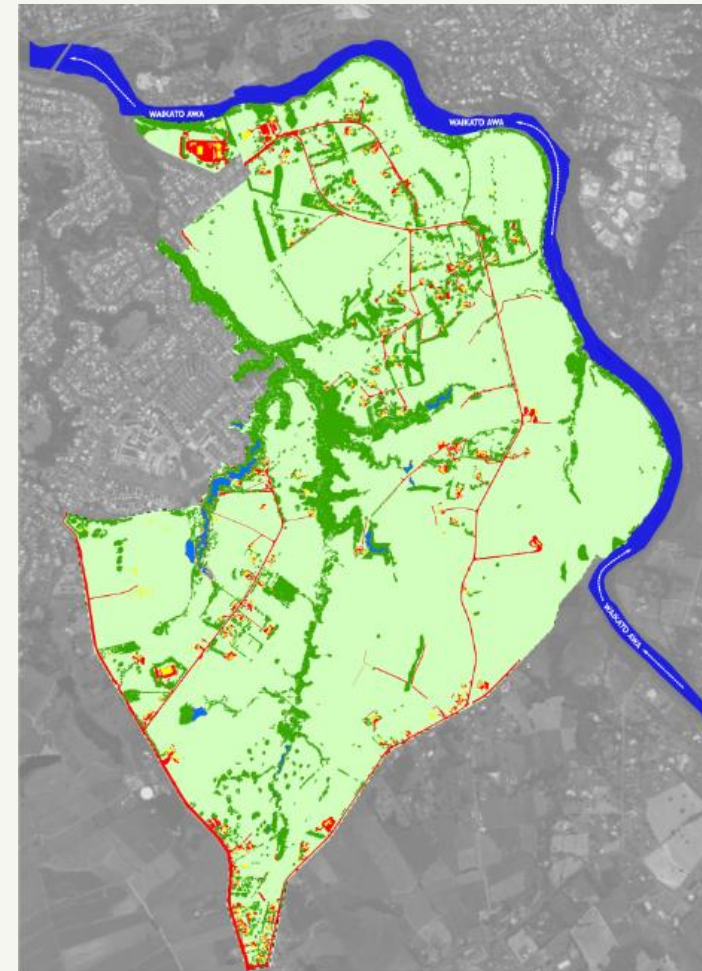
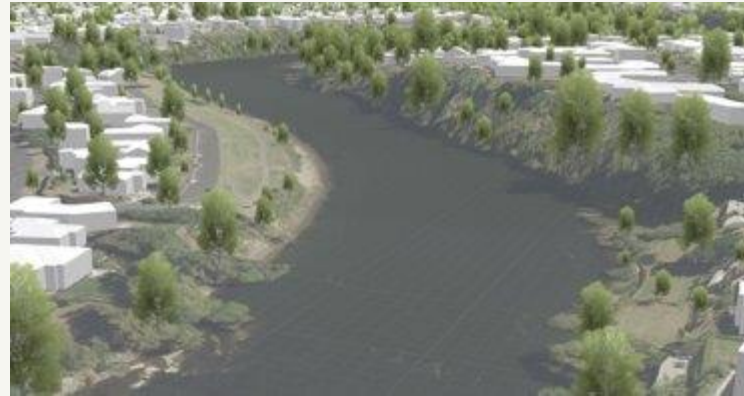
Green Star opportunity



... "is intended for use by project teams, contractors and other interested parties to validate the environmental and sustainability initiatives of the planning, design and/or construction phases of eligible projects".

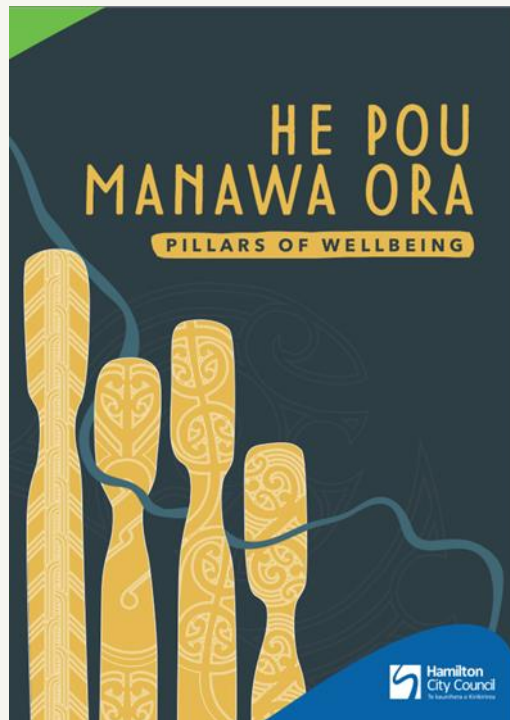
Innovation

Digital twin



Innovation

Value added community investment



Green Star initiatives

BECA

Peacocke Development Climate Adaptation Plan

Prepared for Hamilton City Council
Prepared by BECA Limited

20 April 2022

make everyday better.

Creative people together transforming our world.

Peacocke Community Resilience Plan

Household B...

Helping you understand a...
for natural hazards and cli...
change risks in your comm...

Version 1.0 - Published September 2023

Your guide to living sustainably in Peacocke

April 2024 - Version 1

Hamilton City Council
Te Kaitiaki o Kaitiaki

Peacocke tree selection and planting guidance

April 2024

Hamilton City Council
Te Kaitiaki o Kaitiaki

Peacocke Residential Urban Design Guidelines

Supporting the delivery of liveable homes and communities in Peacocke

April 2024 - Version 1.0

Hamilton City Council
Te Kaitiaki o Kaitiaki

An aerial photograph of a river valley. A river flows through the center, with a bridge crossing it on the right side. The valley is surrounded by green fields and dense forests. In the background, a large residential area is visible. The text "WHAT WE LEARNED" is overlaid in white on a dark horizontal band across the middle of the image.

WHAT WE LEARNED

Key enablers and challenges

Enablers

-  Structure Plan & Southern Links Designation
-  HIF Funding - High Trust Model
-  Partnerships

Challenges

-  Covid
-  Economic downturn
-  Natural Disasters



In summary

Elements for creating a new community

- People – people are at the heart of what we do
- Partnership – working together to achieve outcomes
- Sustainability – guardianship for future generations



Paatai?

hamilton.govt.nz/Peacocke

 07 838 6699

 HamiltonCityCouncil

 info@hcc.govt.nz

 @hamilton_city_nz

hamilton.govt.nz

