BEFORE A PANEL OF INDEPENDENT HEARINGS COMMISSIONERS IN HAMILTON

I MUA NGĀ KAIKŌMIHANA WHAKAWĀ MOTUHEKE KIRKIRIROA

UNDER	the Resource Management Act 1991
IN THE MATTER	of proposed Plan Change 12 to the Operative Hamilton City Council District Plan

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STATEMENT BY CAMERON WALLACE (URBAN DESIGN) ON BEHALF OF FOODSTUFFS NORTH ISLAND LIMITED

RE ADDITIONAL MODELLING

24 SEPTEMBER 2024

ELLIS GOULD
LAWYERS
AUCKLAND

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MODELLING STATEMENT

1. My full name is Cameron Wallace. I am a Partner and Urban Designer at Barker and Associates, and I prepared a statement of urban design evidence dated 24 July 2024 in support of Foodstuff North Island Limited's ("**Foodstuffs**") submission on proposed Plan Change 12 ("**PC12**"), as well as a summary statement dated 12 September 2024.

2. At the hearing I was asked to prepare some additional modelling for the Four Square site at 1030 Heaphy Terrace, Fairfield ("**Site**") which:

   (a) Demonstrates a realistic form of supermarket mixed use development at the Site;

   (b) Incorporates the key bulk and location controls that would apply to the Site (e.g.: height in relation to boundary and yard setback) as well as the height and Floor Area Ratio ("**FAR**") which would apply under the Council and Foodstuffs proposals (26m vs 18m and 3:1 FAR vs no FAR); and

   (c) Includes a longitudinal cross section demonstrating likely floor to floor levels for each activity.

3. A copy of this modelling is attached as **Annexure A**. It is comprised of two sheets – Sheet 1 and Sheet 2.

4. **Sheet 1** contains cross sections illustrating possible outcomes under a 18m height limit (Council's preference), compared to a 26m height limit (Foodstuffs' preference) based on the widest portion of the site. Two possible outcomes are illustrated under each height limit:

   (a) First, an outcome utilising 'constrained' floor to floor heights[1] for both a supermarket and residential units (i.e.: a minimum floor to floor height to maximise the floors achievable under the height limit).

[1] The NZ Building Code requires a minimum floor-to-ceiling height of 2.4m for habitable spaces in residential units (regardless of typology). Residential apartment developments that utilise single-aspect units typically adopt floor-to-ceiling heights of at least 2.7m to improve internal ventilation and daylight penetration.

(b) Second, an outcome utilising 'preferred' floor to floor heights (i.e.: based on the floor-to-floor heights used in the Dominion Road development, and which represents a more realistic option for supermarket development, as outlined by Mr Goddard).

5. In total, four scenarios are represented in the modelling:

(a) *"Constrained Floor-to-Floor Heights with 18m Height Limit (4-storey residential development + roof form infringements)"*

(b) *"Preferred Floor-to-Floor Heights with 18m Height Limit (3-storey residential development + roof form infringements)"*

(c) *"Constrained Floor-to-Floor Heights with 26m Height Limit (6-storey residential + roof form above supermarket complies)"*

(d) *"Preferred Floor-to-Floor Heights with 26m Height Limit (5-storey residential + roof form above supermarket complies)"*

6. The 'Notes' set out at the bottom left of Sheet 1 identify key parameters of the modelling. In addition to those notes, and for completeness, I record that:

(a) I have identified 18m vertical height on each drawing because it represents the permitted baseline for the receiving environment.[2]

(b) Different uses are represented by different colours:

a) The yellow shading represents the residential component;

b) The aqua shading represents the supermarket component; and

c) The green shading represents back of house and mezzanine functions.

(c) Parking, loading and circulation areas are not represented on Sheet 1 due to the location of the reference line. As shown in Sheet 2, carparks

[2] A height standard of 18m applies to all adjoining sites (including those that have a residential zoning).

would need to be located over at least two levels (i.e.: on the same level as the areas shaded aqua and green on Sheet 1).

7. I make the following observations regarding the modelled outcomes shown on Sheet 1:

   (a) Under the 18m height limit, three additional residential floors are possible utilising preferred floor to floor heights and an infringement of the height limit for roof form. If constrained floor to floor heights are adopted, four additional residential floors are possible (again with an infringement of the height limit for roof form). I note Mr Goddard's evidence (at para 3.25) that even adopting constrained floor to floor heights is unlikely to be sufficient to deliver a feasible mixed-use development at the Site.

   (b) Under the 26m height limit, five additional residential floors are possible utilising preferred floor to floor heights, and six additional residential floors are possible with constrained floor to floor heights. No infringement for roof form is necessary under either scenario.

8. **Sheet 2** illustrates a 'maximum build out mixed-use scheme' under an 18m height limit (Council's preference) and a 26m height limit (Foodstuffs' preference) across all of Foodstuffs' land holdings.

9. When I refer to 'maximum build out' I mean a non-fanciful development scenario rather than building out to the maximum building envelope enabled by the plan. For example, I have utilised the 'preferred' floor to floor heights, ensured there are realistic floor plate depths for residential dwellings no greater than 25m (assuming single-aspect units along a double-loaded corridor)[3] and ensured there is sufficient space for servicing and other requirements.

10. The 'Notes' set out at the bottom left-hand side of Sheet 2 identify key parameters of the modelling, including provision for a 6m wide heavy goods

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[3] As the internal floor-to-floor dimensions for residential uses decreases, building depths would also typically decrease due to impacts on ventilation and access to daylight.

vehicle circulation route (shown in pink) and carparking (shown in grey). The text to the right of the models identifies the assumptions I have made around GFA of the supermarket retail trading floor (shown in green) and back of house / upper mezzanine office (shown in aqua), which are the same for both models.[4] A site coverage of 85% has also been adopted to account for the likely need for on-site circulation for goods vehicles as described above (noting that there is no limit on site coverage proposed through PC12).

11. It is important to note that this modelled outcome does not represent a feasible development, nor necessarily the likely built form outcome (e.g.: it does not incorporate modulation or architectural features that could be expected as part of any development to satisfy other subjective design requirements or standards such as outlook space). Rather, the intention of this work is to represent the difference in enabled outcomes with different height and FAR controls applying a realistic lens.

12. With that in mind, I make the following observations:

    (a) The 18m height limit and FAR control of 3:1 would not enable the development illustrated on Sheet 2. Minor infringements to both height (for roof form) and FAR (3.38:1 rather than 3:1) would be required. I have also calculated the FAR that would be required if the constrained floor to floor heights were utilised, which would be 4.1:1.

    (b) A 26m height limit would enable the development illustrated on Sheet 2, but a corresponding increase to FAR would be required to approximately 4.65: 1 to enable the modelled outcome.

Cameron Wallace

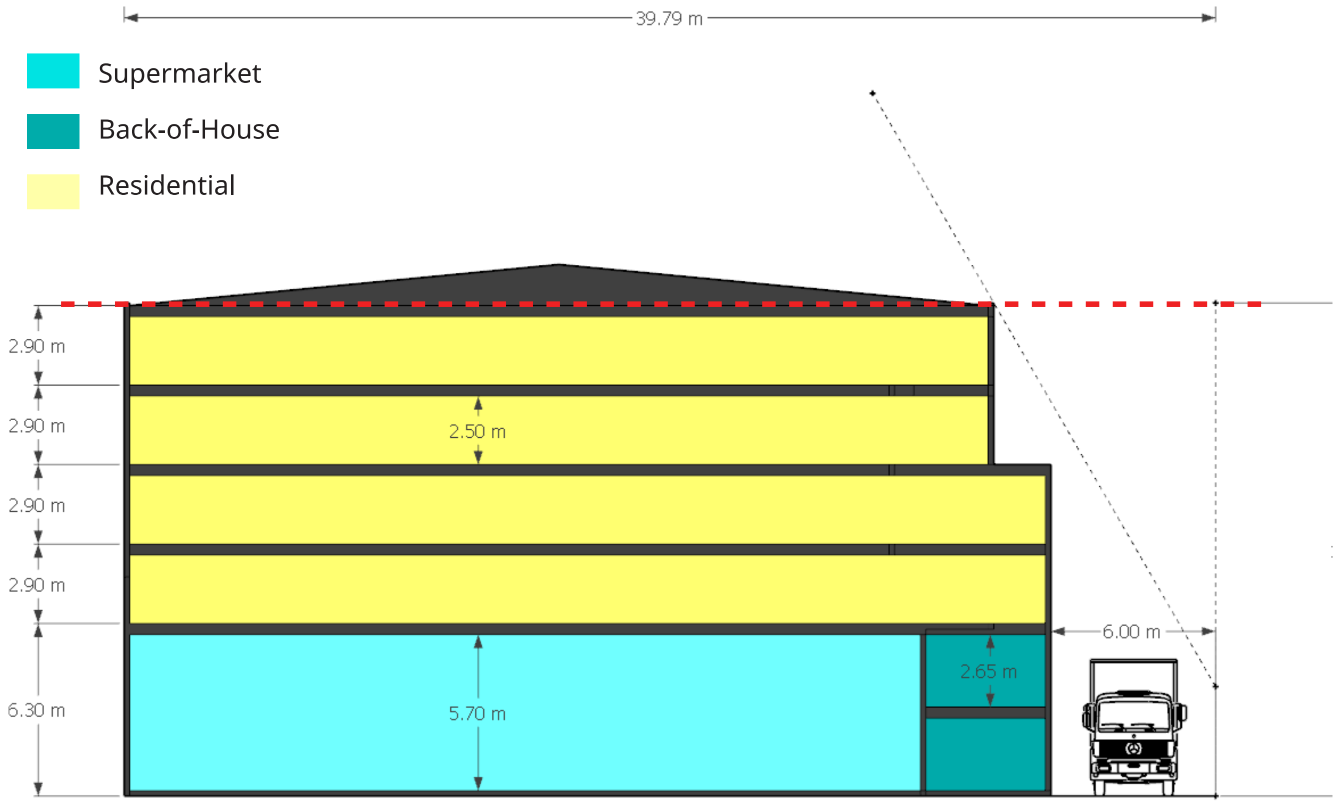
24 September 2024.

[4] This assumes 1,630m^2 GFA of supermarket retail, 446m^2 of back of house / office, and a 90-car parking structure. By way of comparison, I note that Mr Goddard's evidence identifies that the current Four Square at the Site has a GFA of 1,0876m^2 and 55 carparks. New World Glenview has a GFA of 2,141m^2 and 137 carparks (which are shared with other activities in the centre, but which does not incorporate a residential component). See EIC Goddard at paras 3.15 and 3.23.

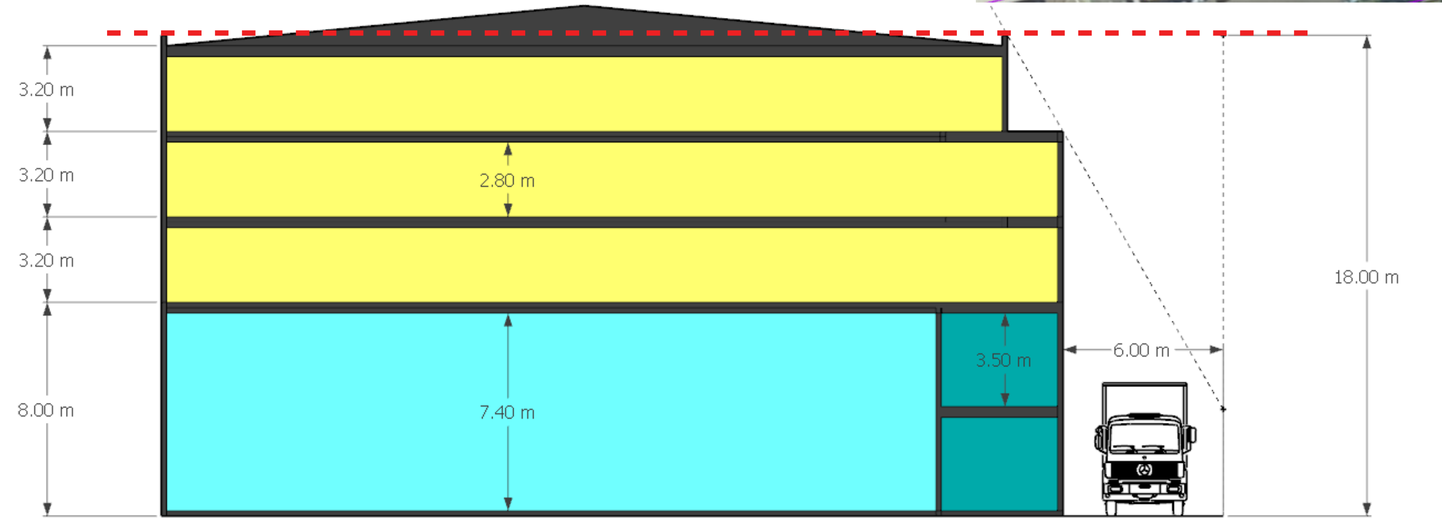
Supermarket

Back-of-House

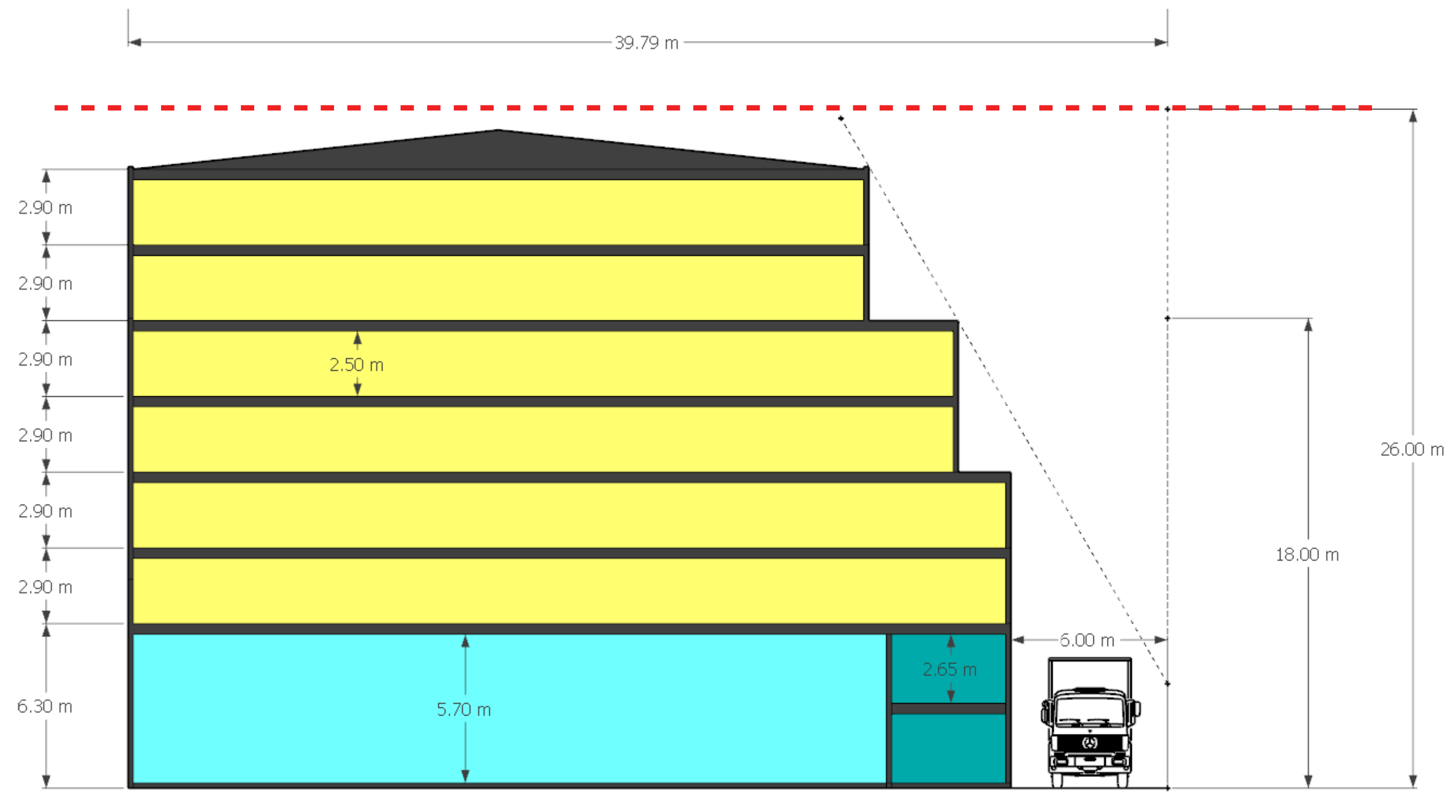
Residential



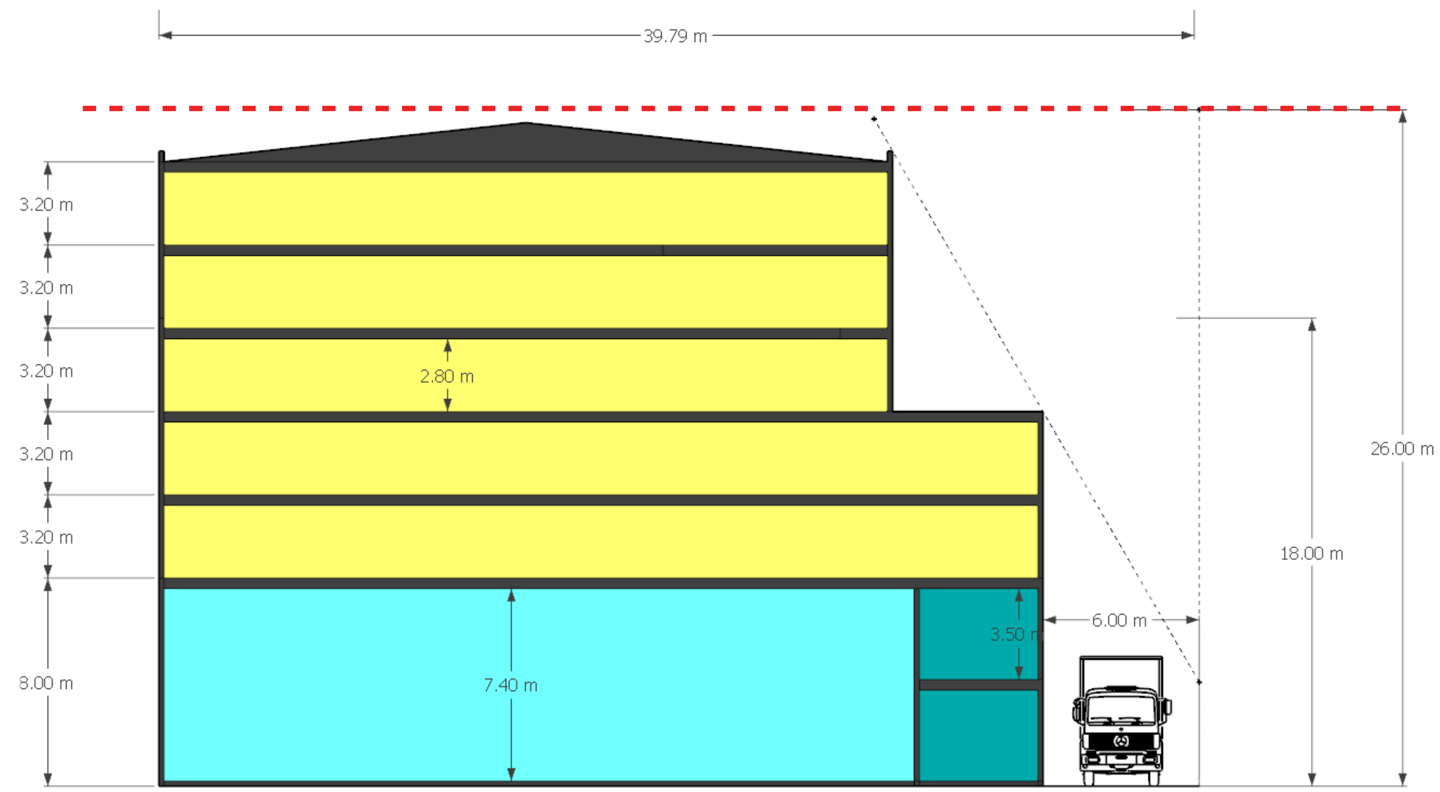
Constrained Floor-to-Floor Heights with 18m Height Limit (4-storey residential development + roof form infringes)



Preferred Floor-to-Floor Heights with 18m Height Limit (3-storey residential development + roof form infringes)



Constrained Floor-to-Floor Heights with 26m Height Limit (6-storey residential + roof form above supermarket complies)



Preferred Floor-to-Floor Heights with 26m Height Limit (5-storey residential + roof form above supermarket complies)

Notes.

1. Supermarket incorporates Back-of-House functions via a mezzanine configuration.
2. Model assumes 400mm spacing between floors to accommodate servicing etc.
3. 1.5m high roof form allowed for.
4. 4m +60 degree recession plane applied from medium density residential zoned boundary.
5. At least 5-storey residential development above required to support development feasibility.
6. Preferred Floor-to-floor heights based on Foodstuff's Dominion Road Scheme (As referenced in evidence)

Plan Change 12 - Supplementary Evidence - Business 6 Zone Heights

Foodstuffs North Island Limited

Sheet title

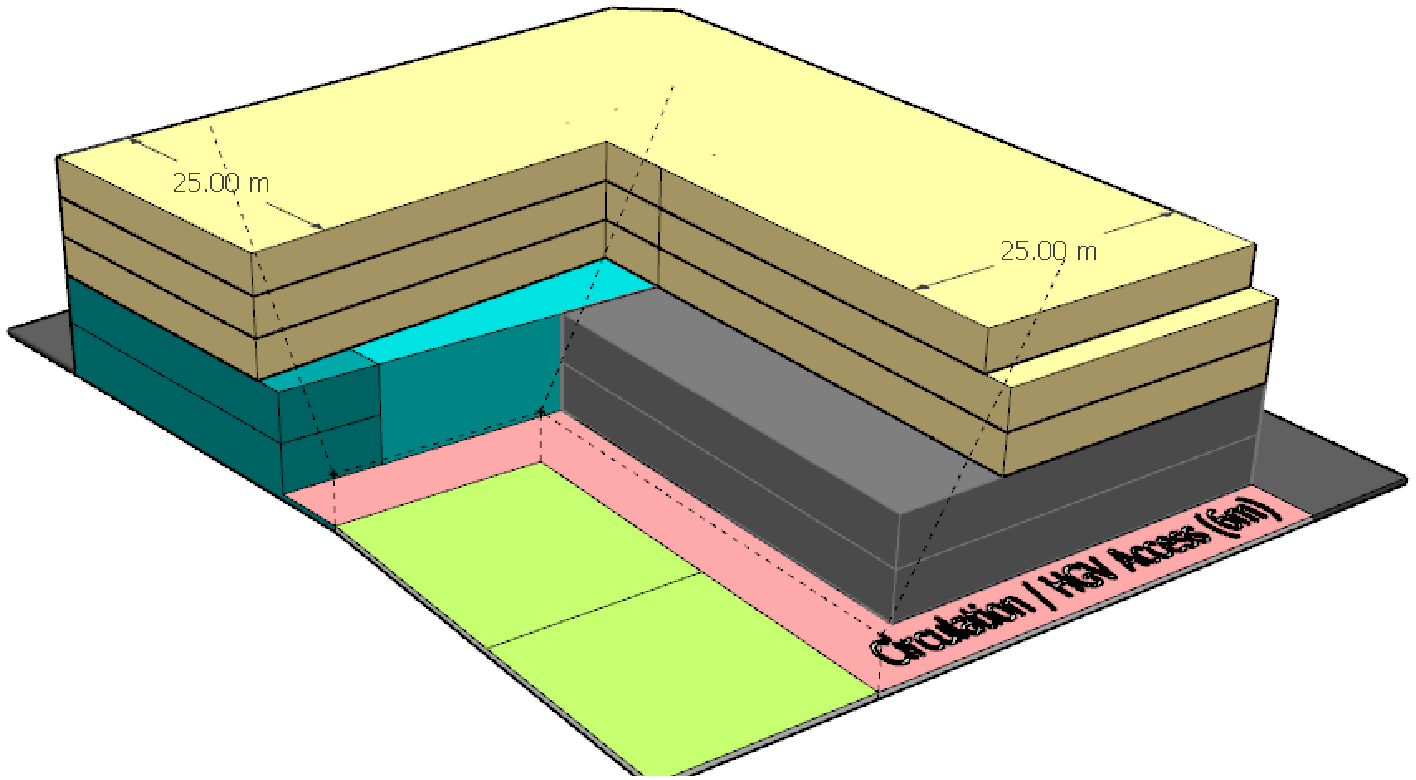
Date. 24/09/2021

Status. Rev1

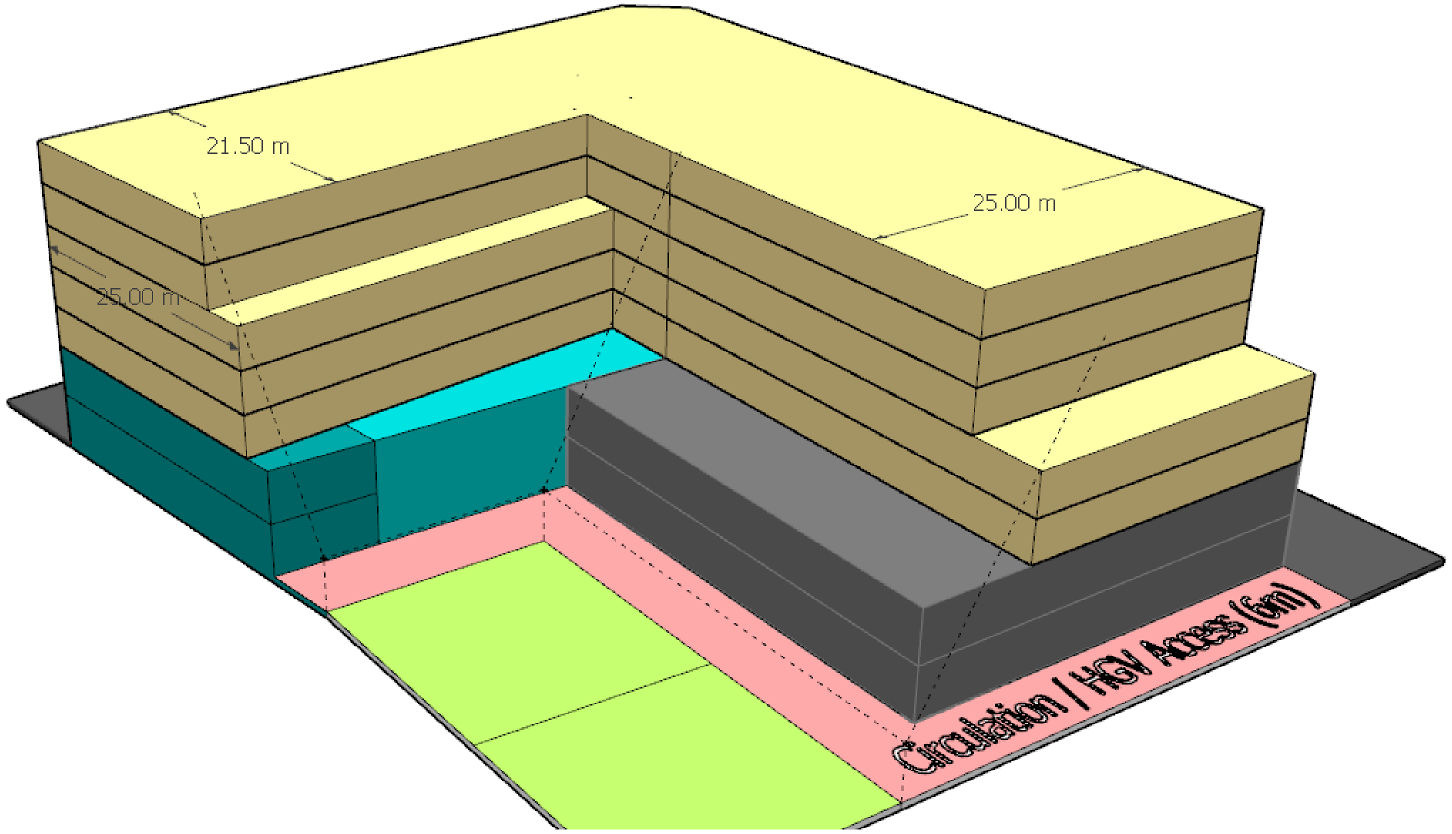
Sheet. 1/2

B&A

Urban & Environmental



Preferred Floor-to-Floor Heights with 18m Height Limit and 3:1 FAR (4-storey residential development + roof form infringes)



Preferred Floor-to-Floor Heights with 26m Height Limit (5-storey residential + roof form above supermarket complies)

3d Modelling of a "Max Build-out" Mixed-use Scheme at the Heaphy Terrace Site looking north-west

Council's Position

Site Area =	3650m2
Supermarket Retail =	1630m2
Supermarket BoH =	446m2
Parking Building =	2426m2
Residential Level 1 =	2627m2
Residential Level 2 =	2627m2
Residential Level 3 =	2567m2
Total GFA =	12,323m2
FAR =	1: 3.38 (does not comply)

Comments: Build out of the site using preferred floor-to-floor heights under a 18m height limit and a 3:1 FAR remains constrained, with infringements to both controls required to facilitate 3-storey residential development above. Utilising constrained floor-to-floor heights of 2.9m and assuming a 4-storey development, the FAR would increase to around 4.1:1.

Foodstuff's Position

Site Area =	3650m2
Supermarket Retail =	1630m2
Supermarket BoH =	446m2
Parking Building =	2426m2
Residential Level 1 =	2627m2
Residential Level 2 =	2627m2
Residential Level 3 =	2482m2
Residential Level 4 =	2366m2
Residential Level 5 =	2366m2
Total GFA =	16,970m2
FAR =	1: 4.65

Comments: Build out of the site using preferred floor-to-floor heights under a 26m height limit and no FAR would indicatively be limited to approximately to an FAR of 4.65:1 due to constraints imposed by Height-in-relation-Boundary standards. Without carparking considered, the FAR drops to 3.98:1.

Supermarket
Residential
Circulation / Access
Back-of-House
Parking

Notes.

1. Supermarket incorporates Back-of-House functions via a mezzanine configuration.
2. Model assumes 3.2m high floor-to-floor heights for residential and an 8m floor-to-floor height for a supermarket.
3. 4m + 60 degree recession plane applied from medium density residential zoned boundary.
4. 6m wide access / HGV circulation corridor allowed around site periphery.
5. Approximately 90 car parks over 2-levels provided for.

Plan Change 12 - Supplementary Evidence - Business 6 Zone FAR Analysis
Foodstuffs North Island Limited
Sheet title
Status. Rev1
Sheet. 2/2
Date. 24/09/2021

B&A
Urban & Environmental