

Submission on a Notified Resource Consent Application

Resource Management Act 1991

OFFICE USE ONLY

File No: 10.2018.9853.001

Submission No: 1

Submitter's Details

| | | | |
|---|----------------------------------|--------------|---------------------|
| Full name: | <u>TONKI + MAUREEN F. URLICH</u> | | |
| Address: | <u>702 PEACOCKES RD RD2.</u> | Postal code: | <u>3282</u> |
| Name of agent: (if any) | <u>HAMILTON</u> | | |
| Address for service: (if different from above) | | | |
| Work Phone: | <u>-</u> | Mobile: | <u>021 168 5522</u> |
| Home Phone: | <u>07 8434537</u> | Fax: | |
| Email: | <u>maureenurlich@gmail.com</u> | | |

Submission Details

☒ **I/we** ☒ **support** parts or all of ☐ **oppose** parts or all of ☐ **in neutral** to parts or all of
(tick as many as relevant)

the ☒ **resource consent** ☐ **change or cancellation of a condition of an existing resource consent**
(tick one)

on the application made by (name of applicant):

Weston Lea Ltd.

to (describe the proposal):

To develop approx. 105 hectares

at (address of proposal):

Peacockes Rd. RD2 - Hamilton

PLANNING GUIDANCE
- 5 SEP 2018
TIMEAM/PM

Planning Guidance

Hamilton City Council
Phone: 07 838 6699

Questions?

For general planning guidance enquiries, contact the duty planner
weekdays 8am – 4.45pm Email: planning.guidance@hcc.govt.nz

1. The particular parts of the application I support/oppose/in neutral to (delete as many as relevant) are:

2. The reasons for my submission are:

3. The decision I wish the Council to make is (include any conditions of a general nature):

I wish to be heard in support of my submission: (If not ticked, Council will assume 'NO')



Yes



No

If others make a similar submission I/we will consider presenting a joint case with them at a hearing:



Yes



No

I have attached additional information in support of my submission:



Yes



No

Signature of submitter:

T. M. Welch

Date:

2-9-18.

Signature is not required if you are making a submission by email

- The closing date for serving a submission on Hamilton City Council is the 20th working day after notification date.
- A copy of your submission must be served by you (the submitter) to the applicant at their address of service as soon as reasonably practicable after serving your submission to Hamilton City Council.
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Send

Email this form and supporting documents to planning.guidance@hcc.govt.nz, or drop into the duty planner at the ground floor at Municipal Building, Garden Place between 8am-4.45pm Monday to Friday.

or post to:

Planning Guidance Manager

Planning Guidance Unit
Hamilton City Council
Private Bag 3010
Hamilton 3240

Remember to:

- ☐ Attach all supporting documents
- ☐ Serve a copy of your submission to the applicant at their address of service

Submission on a Notified Resource Consent Application

Resource Management Act 1991

OFFICE USE ONLY

File No: 10.2018.9853.001

Submission No: 2

Submitter's Details

Full name:

Christopher James Hubbard

Address:

53 Malcolm St.

Postal code: 3216

Name of agent:
(if any)

—

Address for service:
(if different from above)

—

Work Phone:

Mobile:

021 173 1676

Home Phone:

Fax:

Email:

chrish275@gmail.com

Submission Details

I/we ☐ support parts or all of ☒ oppose parts or all of ☐ in neutral to parts or all of
(tick as many as relevant)

the ☒ resource consent ☐ change or cancellation of a condition of an existing resource consent
(tick one)

on the application made by (name of applicant):

Weston Lea Limited

to (describe the proposal):

Subdivide land for residential use in Peacockes Rd.

at (address of proposal):

337-461 Peacockes Road, Hamilton

PLANNING GUIDANCE

10 SEP 2018

TIMEAM/PM

Planning Guidance

Hamilton City Council
Phone: 07 838 6699

Questions?

For general planning guidance enquiries, contact the duty planner
weekdays 8am - 4.45pm Email: planning.guidance@hcc.govt.nz

1. The particular parts of the application I support/oppose/in neutral to (delete as many as relevant) are:

- Timing – needs to wait for the new proposed bridge extending Wairere Drive to raise its appeal and connection to the City
- Road access – it will unduly impact on existing road networks and suburbs and could have significant impact on existing communities, including safety
- Building covenants – controls need to be put in place to ensure quality housing is built and prevent it becoming a slum area in the long term
- Size of sections – the smaller sections may in the long run create a slum area and destroy the value of the residents investment

2. The reasons for my submission are:

This is prime real estate that provides residents with river views or access to the river, and therefore could be a very valuable addition to the City. However, if it is strongly connected to existing low socio-economic areas its full potential will be wasted and won't become, or be considered a desirable part of the city in the medium to long term. This requires councils intervention to prevent a potential money grab by developers and wreck a golden opportunity to create an area of value that entices people to the lower end of the city to a desirable suburb.

3. The decision I wish the Council to make is (include any conditions of a general nature):

1. Delay the approval making it subject to the building of the new proposed bridge that will connect Wairere Drive to the area
2. Require sufficient building covenants to ensure quality housing that will be considered desirable to buyers in the long term
3. Reconsider the smaller sized sections to ensure this does not create a slum area in the long term

These changes will ensure people who build in the area will retain their value and the subdivision will be a desirable suburb in the future.

I wish to be heard in support of my submission: (If not ticked, Council will assume 'NO')

☐ Yes ☒ No

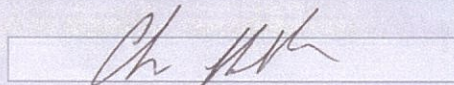
If others make a similar submission I/we will consider presenting a joint case with them at a hearing:

☐ Yes ☒ No

I have attached additional information in support of my submission:

☐ Yes ☒ No

Signature of submitter:



Date:

8/9/2018

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Sarah Blanchett

From: Chris Hubbard <chrish275@icloud.com>
Sent: Saturday, 8 September 2018 17:46
To: Planning Guidance Customer Enquiry
Subject: Submission on Peacocks Road proposed subdivision

Please see attached submission on Peacocks Road subdivision proposal

Regards

Submission on a Notified Resource Consent Application

Resource Management Act 1991

OFFICE USE ONLY

File No: 10.2018.9853.001

Submission No: 3

Submitter's Details

Full name:

Scott Craig Robison

Address:

274B Peacocks Rd

Postal code: 3282

Name of agent:

(if any)

Address for service:
(if different from above)

Work Phone:

07 839 8899

Mobile:

021 794 050

Home Phone:

021 794 050

Fax:

Email:

dr.scott.c.robison@gmail.com

Submission Details

I/we ☐ support parts or all of ☒ oppose parts or all of ☐ in neutral to parts or all of
(tick as many as relevant)

the ☒ resource consent ☐ change or cancellation of a condition of an existing resource consent
(tick one)

on the application made by (name of applicant):

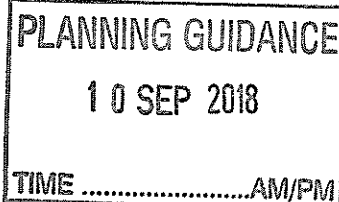
Weston Lea Limited

to (describe the proposal):

Develop 105 hectares of land for residential section

at (address of proposal):

377 - 461 Peacocks Rd



Planning Guidance

Hamilton City Council
Phone: 07 838 6699

Questions?

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1. The particular parts of the application I support/oppose/in neutral to (delete as many as relevant) are:

- ① Proposal to allow very small lot sizes.
- ② No plans to upgrade transport/roading infrastructure prior to construction
- ③ No plans for schooling infrastructure

2. The reasons for my submission are:

- ① Small lot sizes create slums & down grade the value of the neighbourhood.
Peacocks Rd
- ② Bader street / Norrie st & Bader st / Normandy interactions are already heavily congested at peak times. Adding a thousand more cars will make this almost unusable
- ③ Average 1 child per house = 800+ extra children. Where will they go to school.

3. The decision I wish the Council to make is (include any conditions of a general nature):

- Reject Proposal whl
- ① Adequate infrastructure roading/schooling in place.
 - ② Limit lot size to 400 sq m minimum.

I wish to be heard in support of my submission: (If not ticked, Council will assume 'NO')

☐ Yes ☒ No

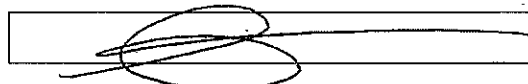
If others make a similar submission I/we will consider presenting a joint case with them at a hearing:

☐ Yes ☒ No

I have attached additional information in support of my submission:

☐ Yes ☒ No

Signature of submitter:



Date:

3/9/16

Signature is not required if you are making a submission by email

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Sarah Blanchett

From: Scott Robinson <dr.scott.c.robinson@gmail.com>
Sent: Monday, 10 September 2018 10:07
To: Planning Guidance Customer Enquiry
Cc: dave@merestone.co.nz
Subject: Planning submission 337-461 Peacockes R
Attachments: Submission1.pdf; Submission2.pdf

Submission on a Notified Resource Consent Application

Resource Management Act 1991

OFFICE USE ONLY

File No: 10.2018.9853.001

Submission No: 4

Submitter's Details

Full name:

ROBERT & MAVIS MCGREGOR

Address:

261 PEACOCKES RD, RD 2

Postal code:

3282

Name of agent:
(if any)

-

Address for service:
(if different from above)

-

Work Phone:

-

Mobile:

0211377053

Home Phone:

07 8436761

Fax:

-

Email:

marisamcgregor@gmail.com

Submission Details

☒ **I/we** ☒ **support** parts or all of ☐ **oppose** parts or all of ☐ **in neutral** to parts or all of
(tick as many as relevant)

the ☒ **resource consent** ☐ **change or cancellation of a condition of an existing resource consent**
(tick one)

on the application made by (name of applicant):

WESTERN LEA LTD.

to (describe the proposal):

DEVELOPMENT 377 - 461 PEACOCKES RD, HAMILTON

at (address of proposal):

377 - 461 PEACOCKES RD.

PLANNING GUIDANCE
12 SEP 2018
TIMEAM/PM

Planning Guidance

Hamilton City Council
Phone: 07 838 6699

Questions?

For general planning guidance enquiries, contact the duty planner
weekdays 8am - 4.45pm Email: planning.guidance@hcc.govt.nz

1. The particular parts of the application I support/oppose/in neutral to (delete as many as relevant) are:

2. The reasons for my submission are:

Proximity to our property.

3. The decision I wish the Council to make is (include any conditions of a general nature):

APPROVAL OF LAND USE & SUBDIVISION CONSENT.

I wish to be heard in support of my submission: (If not ticked, Council will assume 'NO')

☐ Yes ☒ No

If others make a similar submission I/we will consider presenting a joint case with them at a hearing:

☐ Yes ☒ No

I have attached additional information in support of my submission:

☐ Yes ☒ No

Signature of submitter:



Date:

6.5.18

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Hamilton City Council
Private Bag 3010
Hamilton 3240

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Submission on a Notified Resource Consent Application

Resource Management Act 1991

OFFICE USE ONLY

File No: 10.2018.9853.001

Submission No: 5

Submitter's Details

Full name:

GINA MARSDEN

Address:

750 PEACOCKES ROAD
RD2 HAMILTON

Postal code:

3282

Name of agent:
(if any)

Address for service:
(if different from above)

Work Phone:

N/A

Mobile:

027 2591069

Home Phone:

N/A

Fax:

Email:

ggmmarsden@gmail.com

Submission Details

I/we ☐ support parts or all of ☒ oppose parts or all of ☐ in neutral to parts or all of
(tick as many as relevant)

the ☒ resource consent ☐ change or cancellation of a condition of an existing resource consent
(tick one)

on the application made by (name of applicant):

Weston Lea Limited

to (describe the proposal):

Land use and subdivision applications.

at (address of proposal):

337 - 461 Peacockes Rd Hamilton

PLANNING GUIDANCE
12 SEP 2018
TIMEAM/PM

Planning Guidance

Hamilton City Council
Phone: 07 838 6699

Questions?

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weekdays 8am - 4.45pm Email: planning.guidance@hcc.govt.nz

1. The particular parts of the application I support/oppose/in neutral to (delete as many as relevant) are:

I do not wish the subdivision to go ahead without guarantee that the roading infrastructure - Dixon road new entrance to Ohauipo / Southern Links etc to go ahead at the same time! Putting all these houses in and no forward tracking of the roading is short sighted + not fair on the people already living in this area.

2. The reasons for my submission are:

* Also needs guarantee of other infrastructure such as supermarket for this side of town.

3. The decision I wish the Council to make is (include any conditions of a general nature):

The council need to only pass this proposal if the correct infrastructure is in place. The efficiency of the road network must be addressed.

I wish to be heard in support of my submission: (If not ticked, Council will assume 'NO')

☐ Yes

☒ No

If others make a similar submission I/we will consider presenting a joint case with them at a hearing:

☐ Yes

☒ No

I have attached additional information in support of my submission:

☐ Yes

☒ No

Signature of submitter:

G Marsden

Date:

6/9/18

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- ☐ Serve a copy of your submission to the applicant at their address of service

Submission on a Notified Resource Consent Application

Resource Management Act 1991

OFFICE USE ONLY

File No: 10.2018.9853.001

Submission No: 6

Submitter's Details

Full name:

YAO-CHEN TSAI

Address:

30 SILVA CRES. HAMILTON

Postal code:

3216

Name of agent:
(if any)

- do -

Address for service:
(if different from above)

- do -

Work Phone:

07-8583659

Mobile:

021-08253571

Home Phone:

07-8583659

Fax:

Email:

erictsaizn@hotmail.com

Submission Details

I/we ☐ support parts or all of ☒ oppose parts or all of ☐ in neutral to parts or all of
(tick as many as relevant)

the ☒ resource consent ☐ change or cancellation of a condition of an existing resource consent
(tick one)

on the application made by (name of applicant):

WESTON LEA LIMITED

to (describe the proposal):

LAND USE AND SUBDIVISION TO BUILD A LARGE NUMBER HOUSE ¹⁰¹

at (address of proposal):

377-461 PEACOCKERS ROAD. HAMILTON ✓

Planning Guidance

Hamilton City Council
Phone: 07 838 6699

Questions?

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PLANNING GUIDANCE
13 SEP 2018
TIMEAM/PM

1. The particular parts of the application I support/oppose/in neutral to (delete as many as relevant) are:

THE VIEW FROM MY PROPERTY
WILL BE AN EYESORE.

2. The reasons for my submission are:

THE VIEW LOOKING OUT WILL
DEVALUE THE MY PROPERTY.

3. The decision I wish the Council to make is (include any conditions of a general nature):

ONLY ALLOW LIFE-STYLE BUILDING.

I wish to be heard in support of my submission: (If not ticked, Council will assume 'NO')

☒ Yes

☐ No

If others make a similar submission I/we will consider presenting a joint case with them at a hearing:

☒ Yes

☐ No

I have attached additional information in support of my submission:

☐ Yes

☒ No

Signature of submitter:

Yao Lin Tsai

Date:

11/09/2018

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Submission on a Notified Resource Consent Application

Resource Management Act 1991

OFFICE USE ONLY

File No: 10.2018.9853.001

Submission No: 7

Submitter's Details

| | | | |
|---|----------------------------------|--------------|---------------|
| Full name: | ZHAO ZHAO | | |
| Address: | 32 SILVA CRES. RIVERLEA HAMILTON | Postal code: | 3216 |
| Name of agent: (if any) | | | |
| Address for service: (if different from above) | | | |
| Work Phone: | | Mobile: | 020-4144 2212 |
| Home Phone: | 07 856 3995 | Fax: | |
| Email: | 11870416@QQ.COM | | |

Submission Details

I/we ☐ support parts or all of ☒ oppose parts or all of ☐ in neutral to parts or all of
(tick as many as relevant)

the ☒ resource consent ☐ change or cancellation of a condition of an existing resource consent
(tick one)

on the application made by (name of applicant):

WESTON LEA LIMITED

to (describe the proposal):

LAND USE AND SUBDIVISION TO DEVELOP LARGE NUMBER OF HOUSES

at (address of proposal):

377-461. PEACOCKES ROAD, HAMILTON

PLANNING GUIDANCE

13 SEP 2018

TIMEAM/PM

Planning Guidance

Hamilton City Council
Phone: 07 838 6699

Questions?

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weekdays 8am – 4.45pm Email: planning.guidance@hcc.govt.nz

1. The particular parts of the application I ~~support~~/oppose/~~in neutral to~~ (delete as many as relevant) are:

Adversely affects the environment.

2. The reasons for my submission are:

I paid \$940k to purchase this property recently only because of the view. After development, our family will no longer enjoy the view and property value will be decreased for sure. We will not going to support this application at all, we may be consider to support the lifestyle property development plan.

3. The decision I wish the Council to make is (include any conditions of a general nature):

decline the application.

I wish to be heard in support of my submission: (If not ticked, Council will assume 'NO')

☒ Yes

☐ No

If others make a similar submission I/we will consider presenting a joint case with them at a hearing:

☒ Yes

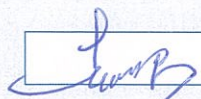
☐ No

I have attached additional information in support of my submission:

☐ Yes

☒ No

Signature of submitter:



Date:

10/09/2018

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PLANNING GUIDANCE

18 SEP 2018

TIME AM

OFFICE USE ONLY

File No: 10.2018.9853.001

Submission No: 8

Submission on a Notified
Resource Consent Application

Resource Management Act 1991

Submitter's Details

Full name:

Jennifer Helen Cumpstone

Address:

10 McEwen Place

Postal code:

3206

Name of agent:
(if any)Address for service:
(if different from above)

Work Phone:

027 551 8801

Mobile:

027 551 8801

Home Phone:

Fax:

Email:

jennifer.cps@tra.co.nz

Submission Details

I/we ☐ support parts or all of ☒ oppose parts or all of ☐ in neutral to parts or all of
(tick as many as relevant)the ☒ resource consent ☐ change or cancellation of a condition of an existing resource consent
(tick one)

on the application made by (name of applicant):

Jennifer Cumpstone

to (describe the proposal):

Environmental Effects on Residents

at (address of proposal):

10 McEwen Place Hamilton

PEOPLE LIVE IN THE AREA NOT ONLY BATS

WHERE ARE THE PLANS TO BUILD A PROPOSED
WASTE WATER FROM LEANE STREET -HUGE EFFECTS ON ROOFTOP
AUCKLAND IS A DISASTER WAY SHOULD WE KE

Planning Guidance

Hamilton City Council
Phone: 07 838 6699

Questions?

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1. The particular parts of the application I support/oppose/in neutral to (delete as many as relevant) are:

Infrastructure - Peacocks Road already a mess
trucks using Peacocks road dangerous for oncoming
traffic.
Peacocks Road already falling to bits.
Bridge
Stormwater
noise

2. The reasons for my submission are:

Infrastructure - Peacocks road already a mess.
Should not be used for trucks - falling apart
Bader Street - not capable of carrying extra traffic
Bridge - it is proposed not guaranteed - no costs
Storm water - all proposed - no costs
noise - noise has increased
Interim pipe proposed - no costs

3. The decision I wish the Council to make is (include any conditions of a general nature):

Because this will affect all present ratepayers
residents, tenants, people

Trucks already piling on Peacocks Road -
road is too narrow.

People live in the area not only rats!!

I wish to be heard in support of my submission: (If not ticked, Council will assume 'NO')

☐ Yes

☒ No

If others make a similar submission I/we will consider presenting a joint case with
them at a hearing:

☐ Yes

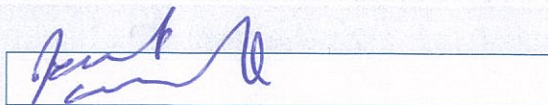
☐ No

I have attached additional information in support of my submission:

☐ Yes

☐ No

Signature of submitter:



Date:

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or post to:

Planning Guidance Manager

Planning Guidance Unit
Hamilton City Council
Private Bag 3010
Hamilton 3240

Remember to:

- ☒ Attach all supporting documents
- ☐ Serve a copy of your submission to the applicant at their address of service

Western leg is doing it for
profit only and are not
taking responsibility

for infrastructure
sewage
waste water
nor is the H.C.C.

nor pathways

~~should~~
bridges needs to built before
Amble side goes ahead
for sewage to go ahead

Planning Guidance

Hamilton City Council
Phone: 07 838 6699

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weekdays 8am – 4.45pm Email: planning.guidance@hcc.govt.nz

An Assessment of Environmental Effects (AEE), which summarises detailed information and technical assessments, has been prepared for the whole site to fulfil the land use and subdivision requirements of the Hamilton City Council District Plan. This includes urban design, landscape, visual, ecological, cultural impact, archaeology, geotechnical, contaminated site assessments, an Integrated Transport Assessment, stormwater management, sub-catchment integrated catchment management plan, and infrastructure design reports (Appendices to the AEE). This information provides an overarching vision in the form of a Master Plan and will guide the future development of the site.

Separate resource consents have been applied for from the Waikato Regional Council concurrently with the applications to Hamilton City Council for enabling activities including earthworks, streamworks, a bridge within the subdivision, and stormwater discharges.

Amberfield's location beside the Waikato River also signals its importance to the various hapu of Waikato-Tainui iwi, including the status of the river in their historical occupation of Kirikiriroa (Hamilton) and the significance of the water and soil resources to their well-being. The AEE records the consultation with mana whenua undertaken by Weston Lea to identify and address matters of importance.

A total of 862 residential lots (a single dwelling per lot) are provided for in the subdivision, including 41 'parent lots', which are anticipated for further medium density subdivision in the future bringing the total number of anticipated dwellings to 909 across the site, excluding the future suburban centre. A further 50 to 76 dwellings are anticipated within the future suburban centre, which will also provide for between 5,000m² to 10,000m² of retail or employment uses. Lot sizes vary from more than 700m² down to approximately 200m²,¹ and anticipated building heights vary from one storey to two storeys.

Areas of indigenous biodiversity and most indigenous trees are retained, and a network of open spaces are provided with approximately 5.0ha of neighbourhood and local amenity parks, an archaeological / cultural reserve of 1.6ha, and a further 22.5ha of esplanade and gully reserve areas. The Master Plan for the development allows for the accommodation of a 7ha sports field in the southwest of the site, next to Peacockes Road, this relies on Council purchasing the land. The subdivision plan currently depicts approximately 100 residential lots in this area, however, the lots and surrounding road network have been designed to accommodate the sports park. The development of the sports park will be a Council decision at a later stage and Council will be responsible for obtaining any land use consents required for the recreational use and associated buildings. The extent to which the proposal enables the sports park will be a matter for assessment.

A street network comprising a range of street types is proposed to respond to traffic needs and living conditions. Bus routes are envisioned along Peacockes Road, and possibly linking through the subdivision in the future. Provision is made for cycling and walking both along the street network and public open space. Peacockes Road is the road which the proposed subdivision road network will connect to and provide all access to other parts of the city. From Peacockes Road the key connecting roads to the major arterial road network are Norrie Ave, Bader St, Waterford Rd and Dixon Rd.

*these roads are already
a mess*

¹ Note that the achievement of these smaller lot sizes below 400m² will be subject to future medium

The AEE has assessed the resources of significance on the site and surrounds. In particular work has been undertaken on two such resources – historic heritage and the Hamilton South long-tailed bat population and habitat. Heritage resources in the form of modified soils and features relating to early Maori cultivation of the area extend across the site. The long-tailed bat roosting areas extend up and down the Waikato Riverbank margin of the site, but there is also evidence of bat movement corridors across the site. Mitigation strategies for the effects of urban development on both these resources have been proposed. Whilst the cultivation areas will largely be lost to urban development, the proposed archaeological / cultural reserve will preserve a representative remnant and other mitigation that reaffirms the whakapapa of Waikato-Tainui will be part of the urban design and development. Development has avoided the margin of the Waikato River and Weston Lea has proposed bat sensitive design measures to mitigate the effects on the bat population that resides both on and off-site. Weston Lea will also propose to contribute to wider off-set measures to ensure the ongoing health and well-being of this population.

such as proposed

Amberfield is planned to be developed ahead of the public provision of key infrastructure such as a new bridge linking the subdivision to the Wairere Drive extension and connection to the city's wastewater network. These projects are part of the Council's 10 Year Plan being funded through a 10-year interest-free Housing Infrastructure Fund Loan. Weston Lea's development of Amberfield is proposed on the basis that the subdivision and associated development does not need them to address adverse effects on either the safety or efficiency of the road network and the capacity and efficient operation of the wastewater network.

The proposed primary form of stormwater disposal and treatment will be via retention and soakage. Only in more extreme rainfall events will a secondary pipe network be utilised to discharge stormwater to local open space and the river. Wastewater generated within the development will be collected by a gravity reticulation system that will connect to the city's Far Eastern Interceptor, via an interim pipe beneath the Waikato River (until the proposed Southern Links bridge is in place) and a 6km pipeline from the river to Crosby Rd. The application also proposes an alternative option of connecting to the Western Interceptor via the pump station in Lorne St. Water supply to the development will be provided by new mains pipelines connecting to the existing mains to the north west of the site, on Peacockes Road.

*WESTERN LEA NOT TAKING ANY RESPONSIBILITY
ON ROADING FOR THEIR NEW SUBDIVISION*

Submission on a Notified Resource Consent Application

Resource Management Act 1991

OFFICE USE ONLY

File No: 10.2018.9853.001

Submission No: 9

Submitter's Details

| | | | |
|---|-----------------------------|--------------|-----------|
| Full name: | Frankie & Phil Letford | | |
| Address: | 144 Hall Rd, RD 2, Hamilton | Postal code: | 3282 |
| Name of agent: (if any) | | | |
| Address for service: (if different from above) | | | |
| Work Phone: | | Mobile: | 021521255 |
| Home Phone: | 078437283 | Fax: | |
| Email: | phil.frankie.dene@gmail.com | | |

Submission Details

I/we ☐ support parts or all of ☒ oppose parts or all of ☐ in neutral to parts or all of
(tick as many as relevant)

the ☐ resource consent ☒ change or cancellation of a condition of an existing resource consent
(tick one)

on the application made by (name of applicant):

Weston Lea Ltd/Amberfield

to (describe the proposal):

Land use & subdivision application for sections & houses

at (address of proposal):

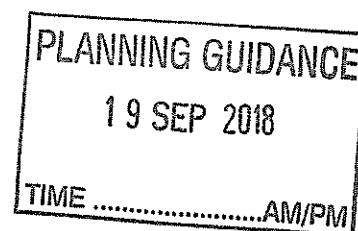
337 - 461 Peacocke Road, Hamilton

Planning Guidance

Hamilton City Council
Phone: 07 838 6699

Questions?

For general planning guidance enquiries, contact the duty planner
weekdays 8am – 4.45pm Email: planning.guidance@hcc.govt.nz



1. The particular parts of the application I support/oppose/in neutral to (delete as many as relevant) are:

We oppose 1. Infrastructure Roding Appendix 3 page 3.

a. The lane should be a proper road around the river esplanade. b. Esplanade is too narrow. c. Esplanade not available to public due to lack of areas for cars and buses. d. Cycle ways not separate from walkers and road traffic, no separate and specific cycleways within the subdivision.

2. We oppose Openspace Framework parts

a. The openspaces are too small especially that part of esplanade which is too narrow for future users to enjoy. b. The other open spaces designated, are not big enough for park users to properly utilise, They are small, scattered, part of possible tapu land, steep gullies and hills. Therefore most are unusable for true family activities and sport

We support the subdivision opening up Peacocke, the southwest needs housing, we wish the plan made the most of its position on a beautiful piece of land by the river.

2. The reasons for my submission are:

1. The esplanade should be a feature and generous. The river should be future proofed for public access to the river. The lane is not big enough for public use, tourism, family and group use of the river. Peacocke's 8000 houses needs good large access to the river. The city needs bus access, This land is the best river access in the Southwest and should be future proofed with a continuous and wide esplanade. Cycleways need to be placed in better situations for safety and for encouraging future use to schools, work places and the CBD..

2. Open spaces show small unusable green spaces. They are steep gully sides; entry treed area; too small to kick a ball; hit a baseball; swampy and the archaeological site is unable to be developed and perhaps tapu if bones are found.

see attached

3. The decision I wish the Council to make is (include any conditions of a general nature):

1 Infrastructure

a. Widen the road at the edge of the esplanade for cars and buses and parking. Provide parking areas which access a wide grassy area down to the river.

b. Make cycleways more available and safe by separating them from walkers and roads.

2 Open Spaces

a. Widen the Esplanade to future proof the river for activities. If the city needs to buy it off the developers as with the 7ha (lot 866) then they should buy it.

b.. The development should make the green spaces useable and not small parcels dotted around, on the side of gullies, steep hillsides.

c. The cafe should be on a section beside the green space to allow that whole green space to be available to the public.

I wish to be heard in support of my submission: (If not ticked, Council will assume 'NO')

☒ Yes ☐ No

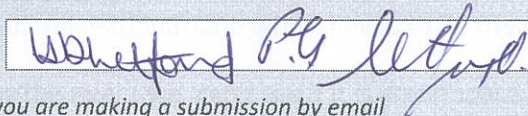
If others make a similar submission I/we will consider presenting a joint case with them at a hearing:

☐ Yes ☒ No

I have attached additional information in support of my submission:

☒ Yes ☐ No

Signature of submitter:



Date:

14/9/2018

Signature is not required if you are making a submission by email

- The closing date for serving a submission on Hamilton City Council is the 20th working day after notification date.
- A copy of your submission must be served by you (the submitter) to the applicant at their address of service as soon as reasonably practicable after serving your submission to Hamilton City Council.
- For more information on making a submission please refer to the website: www.mfe.govt.nz

Attachment to HCC and Weston Lea Ltd/ Amberfield

Parts we oppose or want changed

Infrastructure, appendix 3? , pge 3

A Park "lane" around the edge is shown on the above page but in other drawings it is shown as a road (see pg 2 letter 28 August, Brief Description of Proposal.) A lane or a road?

So which is it?

We wish to see a fully formed road with walking and cycling around the edge of the development so the access to the Waikato river is available to all citizens. Not just those on bikes and walking.

We also think it should be part of the bus system as they have in other towns and cities so the sightseer to Hamilton can view the Waikato River. In the Northern subdivisions this is not possible in most parts and should be started now with this subdivision.

We remind you of how important the esplanade is to Taupo and Tamaki Drive is to Auckland. Hamilton enjoys Cobham drive and this should be similar especially as the Southern links is going to bring people closer to the river. The new bridge is very close to the subdivision and this access should be planned for now. A narrow lane is not good enough.

OSF 37 shows the roads and lanes and the esplanade is not well served for the public future of buses, parking etc.

Open space framework

On OSF 02 we are shown that there is 8000msq of neighbourhood parks with the added 7 ha active recreation Reserve. The reserve will only happen if the city buys it. So we need to look at the rest.

OSF 03

The amount of green area close to the river especially the esplanade is not wide enough for future activities.

The designated pieces of green within the subdivision are mainly too small or unfriendly for local activities such as kicking a ball around or frizzby catching etc. With most sections only just above 400 sm, this shows a lack of recreational land which needs to be useable and not pocket type.

The largest green space by the river (we can't see if it is green space or a sandy beach.) Will this be prone to flooding as we know happens at the boat ramp and cuts down the useable green space? It looks as if it is beside the swamp at the end of the gully. How does this impact on open useable space? Swampy land is not useable in wet Hamilton.

If Amberfield does not have to make the esplanade wider, then we believe the city should look at buying the esplanade. The city has few areas beside the river in the south west which can be used by groups for picnics, swimming, kayaking etc. Therefore this subdivision should be planned for future use. Look at Wellington St and Malcolm St on the east.

WDL

The OSF 03 plan shows small areas, areas 1 and 2 are shown small and on area 1 there are trees. To reach a total of 1.97 ha, there are small pieces of 0.19, 0.19, & 1.59ha. But 1.59ha is the knoll park which has a steep small hill, so no place to kick a ball. To say there is 1.97 ha of open space is deceptive in that it is small areas dotted over the subdivision. 5,6,7 in neighbourhood area 4 is 1.04, 0.84, 1.59, total 3.47. As well 1.57ha is archeological reserve, so how effective will the use of that be? If it is an old tapu site than maybe picnics and eating will be forbidden. Who knows what the future will find? That should not be included in open spaces.

The total is said to be 22.53 ha but as it is mainly in small pieces, how good is that for neighbourhood use.

The cafe, 3, shows a green area but around the cafe it is to be a planted area and it is a strange shape, where there is the outside public area. Why does the cafe sit where it is, making use of the green area surrounding it rather than being useful to the suburb, if it is shown as recreational open space. Why not make that whole area available and put the cafe on a section beside the park.

We are shown pieces of land as green space that are too small, 1.21, .84, 1.59 etc, they include repairian rights, steep slopes and gully and swamp. What a good suburb needs is a large green flatish place within the new subdivision and not expect that the city will buy the proposed reserve and save them from that. Look at OSF 26 how much of that is available for recreation? The green space is a bit longer than the length of a large section, they say it is for softball? 3 yr old batters? OSF 29 Green lawn but look at the slope down to the gully, OSF33 the photo shows a wide expanse of lawn. The drawing shows a space a bit longer than length of a large section .ie 20x35m ish. OSF 35 the archeological reserve, it is steep and will not be allowed to be flattened, its useable space, 2, is tiny. So an open space but not useable..

Planting the gully is important for the bats and bird corridors and are an environmental requirement, these should not be counted as open recreation spaces. The edge of the river is special and should be given a wide continuous esplanade

401-

Submission on a Notified Resource Consent Application

Resource Management Act 1991

OFFICE USE ONLY

File No: 10.2018.9853.001

Submission No: 10

Submitter's Details

Full name:

JANICE LINDSEY PHILLIPS

Address:

11 Waterford Rd

Postal code:

9801

Name of agent:
(if any)

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(if different from above)

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0211010776

Home Phone:

Fax:

Email:

bryan.janice.extra.co.nz

Submission Details

I/we ☒ **support** parts or all of ☒ **oppose** parts or all of ☐ in **neutral** to parts or all of
(tick as many as relevant)

the ☐ resource consent ☐ change or cancellation of a condition of an existing resource consent
(tick one)

on the application made by (name of applicant):

Weston Les Limited

to (describe the proposal):

Peacocks Rd

at (address of proposal):

Peacocks Rd - 377 to 461

PLANNING GUIDANCE
19 SEP 2018
TIMEAM/PM

Planning Guidance

Hamilton City Council
Phone: 07 838 6699

Questions?

For general planning guidance enquiries, contact the duty planner
weekdays 8am – 4.45pm Email: planning.guidance@hcc.govt.nz

1. The particular parts of the application I support/oppose/in neutral to (delete as many as relevant) are:

2. The reasons for my submission are:

Before development starts: Roadworks needs to be improved. - Waterford / Peacocks intersection and surrounding areas - Roads do not cope with traffic flow now

3. The decision I wish the Council to make is (include any conditions of a general nature):

I wish to be heard in support of my submission: (If not ticked, Council will assume 'NO') ☐ Yes ☒ No

If others make a similar submission I/we will consider presenting a joint case with them at a hearing: ☐ Yes ☒ No

I have attached additional information in support of my submission: ☐ Yes ☒ No

Signature of submitter:



Date: 15/4/18

Signature is not required if you are making a submission by email

- The closing date for serving a submission on Hamilton City Council is the 20th working day after notification date.
- A copy of your submission must be served by you (the submitter) to the applicant at their address of service as soon as reasonably practicable after serving your submission to Hamilton City Council.
- For more information on making a submission please refer to the website: www.mfe.govt.nz

Send

Email this form and supporting documents to planning.guidance@hcc.govt.nz, or drop into the duty planner at the ground floor at Municipal Building, Garden Place between 8am-4.45pm Monday to Friday.

or post to:

Planning Guidance Manager

Planning Guidance Unit
Hamilton City Council
Private Bag 3010
Hamilton 3240

Remember to:

- ☐ Attach all supporting documents
- ☐ Serve a copy of your submission to the applicant at their address of service