

Submission on a Notified Resource Consent Application

Resource Management Act 1991

OFFICE USE ONLY

File No: 10.2018.9853.001

Submission No: 11

Submitter's Details

Full name:	<u>MARY ELIZABETH CAVE-PALMER</u>		
Address:	<u>16 SILVA CRES, RIVINGTON, HAMILTON</u>	Postal code:	<u>3216</u>
Name of agent: (if any)	<u>N/A</u>		
Address for service: (if different from above)			
Work Phone:		Mobile:	<u>027 256 5069</u>
Home Phone:		Fax:	
Email:	<u>marycavepalmer@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):

Residential development + associated subdivision

at (address of proposal):

105 ha land adjoining Waikato River, in Peaseock, Hamilton

PLANNING GUIDANCE
24 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:

- 1) the width of the Waikato riverbank margin
- 2) The felling of trees that are home to hawks and/or endangered long-tailed bats
- 3) Proposed discharge (in extreme rainfall events) of stormwater into local open space + Waikato River
- 4) the additional load on Hamilton's already scarce fresh water supplies when another 867 houses are built.

2. The reasons for my submission are:

- ① Riverbank margin planned is too narrow to support an ecological corridor that supports the habitat of local wildlife.
- ② The biodiversity that relies on large trees will be at risk even further, in one of the best remaining high biodiversity value areas in Hamilton.
- ③ Extreme rainfall events are becoming increasingly frequent (with climate change) - storm water - run off will pollute the Waikato River further.
- ④ Fresh water is already rationed severely in summer yet it is proposed that a further 867 houses will be drawing on existing supplies.

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

1. That an ecological corridor at least equal to the width of that on the eastern side of the Waikato River is ensured on the western side
2. That the habitat of local wildlife, including hawks and long-tailed bats, is preserved.
3. That the stormwater disposal and treatment be extended to include extreme rainfall events
4. That the housing development does not proceed until additional fresh water supplies are built that ensure there will be no negative impact on fresh water supply to existing Hamilton residences

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:

23-9-2018

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

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Sarah Blanchett

From: Planning Guidance Customer Enquiry
Sent: Monday, 24 September 2018 08:35
To: Sarah Blanchett
Subject: FW: Peacocke Development - submission on resource consent
Attachments: CCF22092018.pdf; CCF22092018_0001.pdf

From: Mary Cave-Palmer <marycavepalmer@gmail.com>
Sent: Sunday, 23 September 2018 12:18 PM
To: Planning Guidance Customer Enquiry <Planning.Guidance@hcc.govt.nz>; dave@merestone.co.nz
Cc: Paula Smith <conservation@resi.org.nz>
Subject: Peacocke Development - submission on resource consent

Dear Sir/Madam

I enclose my submission on the resource consent for the proposed Peacocke development at 377-461 Peacockes Road, Hamilton.

Yours faithfully

Mary Cave-Palmer

Submission on a Notified Resource Consent Application

Resource Management Act 1991

OFFICE USE ONLY

File No: 10.2018.9853.001

Submission No: 12

Submitter's Details

Full name:	<input type="text" value="Peter H Bos"/>		
Address:	<input type="text" value="69 Montgomery Cress"/>	Postal code:	<input type="text" value="3206"/>
Name of agent: (if any)	<input type="text"/>		
Address for service: (if different from above)	<input type="text"/>		
Work Phone:	<input type="text" value="07 850 8835"/>	Mobile:	<input type="text"/>
Home Phone:	<input type="text"/>	Fax:	<input type="text"/>
Email:	<input type="text" value="bospeterh@gmail.com"/>		

Submission Details

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(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):

to (describe the proposal):

at (address of proposal):

PLANNING GUIDANCE

24 SEP 2018

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

Oppose: Normandy / Lorne Intersection – Oppose the widening of intersection for motor vehicles.

Reason: This is a part of important walking & cycle link/route to Hospital campus. Change plan to include shared-use path on west side of Normandy Ave, Beatty St to past Lorne St and on both sides of Lorne St with pedestrian crossing mid block by St Peters Park.

See attached detail comment on Bader St to Peacockes area link.

2. The reasons for my submission are:

Safety of vulnerable road users:

The proposal by design to place 8 year old and 80 year olds on bikes in same space as 50 km/h motor vehicles, by any measure is not safe.

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

As condition of new dwelling getting Code Compliance Certificate in proposed Weston Lea Ltd Amberfield, Adare area.

That a connected Shared-use path connecting Hospital campus, Bader Shops and proposed Weston Lea Ltd Amberfield, Adare area. Suitable for 8 year old and 80 year old to safely use.

See attached detail comment on Bader St to Peacockes area link.

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: 23 Sep 2018

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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

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Support:

1. **Lower posted speed limit on Normandy Ave, Lorne St, Bader St, Trig Pl, Norrie St and Montgomery Cress area.**
2. **Submission by Cycle Action Waikato**

Normandy / Lorne Intersection – TDG drawing No.13646-N1B Appendix I - Integrated Transportation Assessment Report

NL1 - Oppose the widening of intersection for motor vehicles.

Reason: This is a part of important walking & cycle link/route to Hospital campus.

Change plan to include shared-use path and 2m wide on-road cycle lane on both sides of Normandy Ave, Beatty St to past Lorne St (including west side) and on both sides of Lorne St with pedestrian crossing mid block by St Peters Park.

Comment: GRAYMATTER drawing –Bader Street to Waterford Street Stech1 Transportation Assessment Appendices

Willis St – Bader Street shopping centre road marking and pedestrian ramp concept layout – Sketch2

W1 - Support: Raised Pedestrian Platform (RPP) -> Oppose short steep rise & fall on RPP -> these RPP should not make bus passengers ride unpleasant, **Odette St has good example.**

W2 - Support: Widen existing footpath -> Oppose: 2.5m -> **support 3.0m+ shared path**

Bader St – Bader Street Sketch2 & Sketch3

B1 - Support: Raised Pedestrian Platform -> Oppose short steep rise & fall on RPP -> RPP should not make bus passengers ride unpleasant, **Odette St has good example**, This Bader St RPP should be extra wide, giving the look of shared space.

Note pedestrians already used this area as shared space.

B2 – Oppose: location of cycle off ramp -> **Extend** shared-use path to Norrie St

B3 – Support: New Pedestrian Island West of Pine Ave

B4 – Oppose: removal of existing crossing by Richmond Park shops -> **Add** Raised Pedestrian Platform with crossing bars.

B5 – Add 3.0m shared path on north side of Bader St, Add raised crossing across Trig Pl and both entrances of Montgomery Cres.



Norrie St – Bader St / Norrie St cycle connection improvements - Sketch4

N1 – Support: there is need for crossing -> Support Widen existing path to 3.0m -> **Add** change of colour and texture to road surface on this corner to reinforce the need to slow to 35km/h

N2 – Added: 3.0m wide shared use path on east side of Norrie St, connecting Bader St to Peacockes Rd -> Reason: The existing path through forest is very nice, but user may feel it is out of sight, so using path next to road will feel safer in the dark.

N3 – Support: Existing path ... Widened to 3.0m ->see N2

Peacockes Rd – Peacockes Rd cycle connection improvements - sketch6 & Stetch7

P1 – Support: Earthworks for road ... visibility

P2 – Support: Proposed Pedestrian Refuge Island -> Important: proposed path relocation has more than 3.0m wide usable space.

P3 – Add: Shared-use path (not less than 3.0m wide) on East side of Peacockes Rd, connecting with new housing area.

P4 – Support: Roundabout at intersection Pecockes / Plateau / Waterford.

P5 – Add: Shared-use path (not less than 3.0m wide) on west side of Peacockes Rd, connecting with shared-use path coming from Norrie and Bader St.

Sarah Blanchett

From: Planning Guidance Customer Enquiry
Sent: Monday, 24 September 2018 08:35
To: Sarah Blanchett
Subject: FW: Adare, Weston Lea Limited, Peacocke, residential development and associated subdivision Submission
Attachments: Peacockes – Weston Lea Ltd – Amberfield – Adare - Peter H Bos Submission Date 10 September 2018.doc; Peacockes - Weston Lea - Amberfoeld - Adare - Submission Form.pdf

From: Peter Bos <bospeterh@gmail.com>
Sent: Sunday, 23 September 2018 2:48 PM
To: Planning Guidance Customer Enquiry <Planning.Guidance@hcc.govt.nz>; dave@merestone.co.nz
Subject: Adare, Weston Lea Limited, Peacocke, residential development and associated subdivision Submission

Hello HCC Planning
Hello Dave from Weston Lea Limited
Attached is my submission to Development planned in Peacocke area

Regards
Peter H Bos

Submission on a Notified Resource Consent Application

Resource Management Act 1991

OFFICE USE ONLY

File No: 10.2018.9853.001

Submission No: 13

Submitter's Details

Full name:	Dr Catherine Ellice		
Address:	73A Riverglade Drive	Postal code:	3283
Name of agent: (if any)			
Address for service: (if different from above)			
Work Phone:		Mobile:	0274508562
Home Phone:	078568762	Fax:	
Email:	cath.paul.ellice@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):

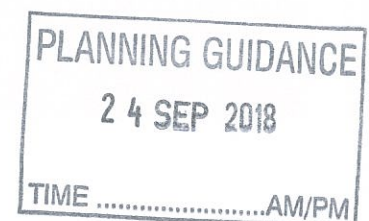
Weston Lea Limited

to (describe the proposal):

Amberfield Development Proposal

at (address of proposal):

Peacocke Road, Hamilton



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:

The lack of a sufficient forest habitat and/or conservation zone/reserve along the river for ensuring the survival and protection of our unique and CRITICALLY endangered long-tail bat species that reside in the area.

The lack of sufficient measures to mitigate the significant threats from the development to the bats and biodiversity of the area.

2. The reasons for my submission are:

The establishment of a substantial habitat/conservation zone/ reserve (along the river frontage and between the river and any proposed housing) is absolutely essential for the protection of our unique and critically endangered bats. A conservation zone, much deeper than the token 7-m proposed, consisting of adequate and appropriate vegetation is needed to protect and provide foraging and roosting opportunities and movement corridors of long-tail bats, and to mitigate the adverse effects of the development (ie., screening from noise, artificial light and other urban disturbances) on them.

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

Establish a forest conservation zone/natural reserve along the entirety of river bank that will provide a foraging and roosting habitat for bats, critical movement corridors between and among roosts, and screening from artificial lighting and noise disturbance from urban development. To achieve these ends, a substantially wider corridor of vegetation and/or screening is needed. The reserve should consist of a variety of native tree species that are capable of maturing quickly, would add diversity, and are favored as habitat for both birds and bats. This treed reserve would also ensure stabilisation of the river bank, enhance the neighbourhood aesthetic quality, which will, in turn, create a sense of community and a vested interest in their surrounds.

A landowner brochure should be produced to advise prospective landowners of the nature of the reserve and its functions, particularly the habitat for bats, and advise that the development be made as much a part of the forest as possible by planting trees, avoiding use of pesticides and fertilizers, and limiting encroachment and pet movement etc.

Artificial lighting installed for the development should include deflectors to avoid excess light entering natural areas surrounding the area of proposed development.

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:

Dr Catherine Ellice

Digitally signed by Dr Catherine Ellice
Date: 2018.09.24 12:10:31 +12'00'

Date: 24/09/2018

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Hamilton City Council
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Hamilton 3240

Remember to:

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

Sarah Blanchett

From: Planning Guidance Customer Enquiry
Sent: Monday, 24 September 2018 12:50
To: Sarah Blanchett
Subject: FW: Amberfield Development Submission - Catherine Ellice
Attachments: Ellice - Amberfield Submission Form.pdf

From: Catherine Ellice <cath.paul.ellice@gmail.com>
Sent: Monday, 24 September 2018 12:20 PM
To: Planning Guidance Customer Enquiry <Planning.Guidance@hcc.govt.nz>; dave@merestone.co.nz
Subject: Amberfield Development Submission - Catherine Ellice

Please find attached my submission regarding Weston Lea Limited's Proposal for the Amberfield Development along Peacocke Road in Hamilton.

Regards,
Dr Catherine Ellice

Submission on a Notified Resource Consent Application

Resource Management Act 1991

OFFICE USE ONLY

File No: 10.2018.9853.001

Submission No: 14

Submitter's Details

Full name: CATHERINE WHITE
Address: 2 WINGATE ST. Postal code: 3206
Name of agent: (if any)
Address for service: (if different from above)
Work Phone: 021 906464 Mobile: 021 906464
Home Phone: (07) 843 4701 Fax: —
Email: gocat80@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 CEA LIMITED

to (describe the proposal):

LAND USE & SUBDIVISION APPLICATION

at (address of proposal):

337-461 PEACOCKS ROAD, HAMILTON

PLANNING GUIDANCE

25 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:

SUPPORT - THE CONCEPT OF THE SUBDIVISION
OPPOSE - AMBERFIELD GOING AHEAD OF
THE PUBLIC PROVISION OF KEY INFRASTRUCTURE

2. The reasons for my submission are:

LIVE NEARBY

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

SUBDIVISION TO GO AHEAD ONCE THE
APPROPRIATE INFRASTRUCTURE IS IN
PLACE TO HANDLE EXTRA TRAFFIC
VOLUMES ETC. + CAREFUL CONSIDERATION
TO THE NATURAL SPACE ALONG RIVER.

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

☐ Yes ☒ No

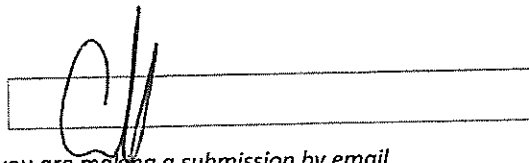
If others make a similar submission I/we will consider presenting a joint case with them at a hearing:

☐ Yes ☒ No

I have attached additional information in support of my submission:

☐ Yes ☐ No

Signature of submitter:



Date: 24/9/18.

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Sarah Blanchett

From: Planning Guidance Customer Enquiry
Sent: Tuesday, 25 September 2018 08:42
To: Sarah Blanchett
Subject: FW: Submission on a notified resource consent application
Attachments: Submission.pdf

-----Original Message-----

From: Catherine Swift <gocat80@gmail.com>
Sent: Monday, 24 September 2018 8:30 PM
To: Planning Guidance Customer Enquiry <Planning.Guidance@hcc.govt.nz>
Subject: Submission on a notified resource consent application

Dear Sir/Madam

Please find my submission on the proposed sub division and land use on Peacocks Road

Many thanks
Catherine

Submission on a Notified Resource Consent Application

Resource Management Act 1991

OFFICE USE ONLY

File No: 10.2018.9053.001

Submission No: 15

Submitter's Details

Full name:	<input type="text" value="Sue and Alan Saunders"/>		
Address:	<input type="text" value="340 Cobham Drive, Hillcrest, Hamilton"/>	Postal code:	<input type="text" value="3216"/>
Name of agent: (if any)	<input type="text"/>		
Address for service: (if different from above)	<input type="text"/>		
Work Phone:	<input type="text"/>	Mobile:	<input type="text" value="021506191"/>
Home Phone:	<input type="text"/>	Fax:	<input type="text"/>
Email:	<input type="text" value="ajssaunders@gmail.com"/>		

Submission Details

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(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):

to (describe the proposal):

at (address of proposal):

PLANNING GUIDANCE
25 SEP 2018
TIMEAM/PM

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

We are opposed to the proposed development for two reasons:

1. It fails to recognise the ecological values of the area, or the opportunities to put in place restoration measures to augment and enhance a unique and significantly diminished ecosystem. Current provisions for a 7 metre "cosmetic strip" of vegetation at the top of the scarp are unlikely to allow for a viable forest community to be established. Like many people we are extremely concerned that the population of critically endangered long-tail bats that persists here will be negatively impacted, as has been the case at other sites.

2. The values a growing number of people place on the riparian landscape bounding and including the Amberfield site are not adequately reflected in the proposal. We are regular and frequent users of Hammond Park. We derive enormous pleasure from the natural environment, including the opposite riverbank near Hammond Park. We are well aware much of the vegetation is exotic, but can see the restoration potential. We have kept a record of birds seen in the area for nearly 20 years now - an indication of the ecological attributes of the area, and the value we place on them. We know that a number of other regular users also treasure this area. Hamilton has so few natural places that areas of mature and regenerating forest represent significant conservation opportunities.

2. The reasons for my submission are:

We hope the developers will acknowledge these concerns, which we are aware are also held by many other residents and Hammond Park users, and modify the proposed development. In particular we would like to see the developers work in collaboration with the local community to restore existing native vegetation on accessible parts of the riverbank, and to restore appropriate native forest above the scarp to augment and enhance forest in Hammond Park.

We believe the developers could address our concerns without compromising the viability of the proposal. We also believe there is an important opportunity to facilitate and nurture an effective conservation partnership which would lead to benefits for the developers and sub-division residents, as well as for regular users of Hammond Park, and Hamiltonians, and visitors to Hamilton more generally. Such a partnership could place Hamilton at the cutting edge of residential development, and be something we could all be proud of.

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

Council should require the developer to work with the Riverlea Environment Society, University of Waikato and other interested parties to develop a restoration plan that addresses our concerns. This plan could then be implemented collaboratively, undertaken principally by community groups and supported, and funded, by the developer, Hamilton City Council, Waikato Regional Council and, perhaps, other parties with interests in seeing this area enhanced alongside a residential development.

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: 24 September 2018

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Sarah Blanchett

From: Planning Guidance Customer Enquiry
Sent: Tuesday, 25 September 2018 08:42
To: Sarah Blanchett
Subject: FW: Amberfield submission
Attachments: Amberfield submission.pdf

From: Alan Saunders <ajssaunders@gmail.com>
Sent: Tuesday, 25 September 2018 7:28 AM
To: Planning Guidance Customer Enquiry <Planning.Guidance@hcc.govt.nz>
Subject: Amberfield submission

Please find attached our submission.

Submission on a Notified Resource Consent Application

Resource Management Act 1991

OFFICE USE ONLY

File No: 10.2018.9853.001

Submission No: 16

Submitter's Details

Full name:

Robert Cameron

Address:

15 Peacockes Ln. Hamilton

Postal code: 3282

Name of agent:
(if any)

Address for service:
(if different from above)

Work Phone:

Mobile:

Home Phone:

07 8433 880

Fax:

Email:

Cameronrjc@extra.co.nz

Submission Details

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(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):

Sub divide Peacockes Ln

at (address of proposal):

Planning Guidance

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Phone: 07 838 6699

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PLANNING GUIDANCE
25 SEP 2018
TIMEAM/PM

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

We generally support the subdivision
We object to the proposed name of the
subdivision 'Amberfield'.
We think an appropriate Maori name for the
area of the river would be more suitable!

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:



Date:

2.9.2018.

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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: 17

Submitter's Details

Full name:

Hugh William Daniel Wand

Address:

PO Box 9059 Hamilton

Postal code:

3246

Name of agent:
(if any)

Address for service:
(if different from above)

Work Phone:

Mobile:

081 303520

Home Phone:

Fax:

Email:

hughie51@me.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):

to (describe the proposal):

at (address of proposal):

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:

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:



Date:

04/09/18

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

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Send

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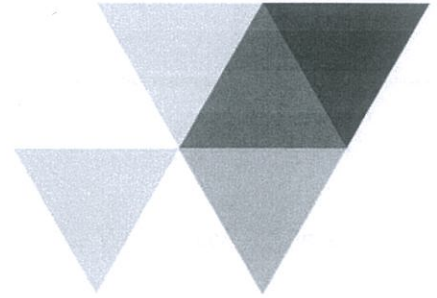
or post to:

Planning Guidance Manager

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Hamilton City Council
Private Bag 3010
Hamilton 3240

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19 September 2018

Hamilton City Council
Garden Place
Hamilton

Weston Lea Ltd: Application for Subdivision and Land Use Consents for the Amberfield Development, Peacocke, Hamilton (Amberfield) – Ministry of Education Submission

The Ministry of Education ('the Ministry') welcomes the opportunity to provide feedback on the Application for Subdivision and Land Use Consents for the Amberfield Development, Peacocke, Hamilton (Amberfield).

Background:

The Ministry is the Government's lead advisor on the New Zealand education system, shaping direction for education agencies and providers and contributing to the Government's goals for education. The Ministry has responsibility for all education property owned by the Crown. This involves managing the existing property portfolio, upgrading and improving the portfolio, purchasing and constructing new property to meet increased demand, identifying and disposing of surplus State school sector property and managing teacher and caretaker housing. The Ministry is therefore a considerable stakeholder in terms of activities that may impact on existing and future educational facilities and assets in Hamilton City.

The Amberfield Development in relation to the Ministry's interests:

Hamilton needs enough land for an extra 12,500 homes by 2028 and 31,900 by 2038 and an application has been made by Weston Lea Ltd to Hamilton City Council to subdivide and build 862 dwellings to help meet this demand in the Peacocke area. The Amberfield proposal includes a large network of new roads, cycling and walking tracks. This application is required for various resource consents for subdivision, stormwater management, earthworks, and effects on the transport network. The overall activity status is non-compliance.

The Ministry supports the proposed development as it will provide much needed housing for Hamilton. In the short term there is capacity to cater for growth within the local school network. In the medium term as the Peacocke area develops, the Ministry is considering the provision of additional capacity and in the long term expanding the school network.

Relief Sought:

The Ministry of Education is affected by the Amberfield development and requests that Council and Weston Lea Ltd consult them and keep them up to date with the staging and timing as this occurs to help them understand the potential impact on the school network. The Ministry wants to enter into discussions with Council and Weston Lea Ltd concerning opportunities around the possible location of new education facilities in the area (the Ministry contact person for this is Tony Bodger – phone 07 3431354).

The Ministry also requests that Council and the applicant work with them to help develop walking and cycling connections to existing and new education facilities. By working together this will enable a co-ordinated approach in ensuring all forms of housing and social infrastructure are provided to communities to facilitate a high quality of life.

The Ministry would welcome any opportunity to discuss this approach further with Council and Weston Lea Ltd. Should you wish to discuss any aspect of this feedback please do not hesitate to contact the undersigned as the consultant for the Ministry.

Andrew Hill, Planner (Beca Ltd) P: 07 577 3938 E: andrew.hill@beca.com



Please find attached the updated Ministry of Education's Submission on the Weston Lea Ltd Peacocke Development Hamilton. The previous version had some formatting issues.

Thank you.

Andrew Hill

Planner

Beca

Phone +64 7 577 3938 Fax +64 7 578 2968

andrew.hill@beca.com

www.beca.com

From: /O=EXCHANGELABS/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=BC112A4800234FE3BB52E8BC97EBC2DF-ANDREW HILL

Sent: Friday, 21 September 2018 2:05 p.m.

To: 'planning.guidance@hcc.govt.nz' <planning.guidance@hcc.govt.nz>; 'dave@merestone.co.nz' <dave@merestone.co.nz>

Subject: Ministry of Education Submission on the Weston Lea Ltd Peacocke Development Hamilton

Hello

Please find attached the Ministry of Education's Submission on the Weston Lea Ltd Peacocke Development Hamilton. Please note that the Ministry wants to enter into discussions with Council and Weston Lea Ltd concerning opportunities around the possible location of new education facilities in the area (the Ministry contact person for this is Tony Bodger – phone 07 3431354).

The Ministry welcomes any opportunity to discuss this approach further with Council and Weston Lea Ltd.

Thank you.

Andrew Hill

Planner

Beca

Phone +64 7 577 3938 Fax +64 7 578 2968

andrew.hill@beca.com

www.beca.com

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Hello Sarah

That completes the submission.

Thank you.

Andrew Hill

Planner

Beca

Phone +64 7 577 3938 Fax +64 7 578 2968

andrew.hill@beca.com

www.beca.com

From: Sarah Blanchett [<mailto:Sarah.Blanchett@hcc.govt.nz>]

Sent: Tuesday, 25 September 2018 12:22 p.m.

To: Andrew Hill <Andrew.Hill@beca.com>

Subject: FW: UPDATED: Ministry of Education Submission on the Weston Lea Ltd Peacocke Development Hamilton

NOTICE: This email has attachments. Please be mindful of opening such files from sources you do not trust as they may contain malware.

If you are unsure, close the email and contact the Beca Helpdesk.

Hi Andrew,

Thank you for your email.

Does this correspondence complete the submission or would you like to include a submission form? (see attached)

Kind regards,

Sarah Blanchett

Administration Support Officer | Planning Guidance

DDI: 07 838 6914 | Email: sarah.blanchett@hcc.govt.nz



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From: Andrew Hill <Andrew.Hill@beca.com>

Sent: Monday, 24 September 2018 2:30 PM

To: Planning Guidance Customer Enquiry <Planning.Guidance@hcc.govt.nz>; dave@merestone.co.nz

Subject: UPDATED: Ministry of Education Submission on the Weston Lea Ltd Peacocke Development Hamilton

Hello

Sarah Blanchett

From: Andrew Hill <Andrew.Hill@beca.com>
Sent: Tuesday, 25 September 2018 14:56
To: Sarah Blanchett
Subject: RE: UPDATED: Ministry of Education Submission on the Weston Lea Ltd Peacocke Development Hamilton

Hello Sarah

Yes to both.

Andrew Hill

Planner
Beca
Phone +64 7 577 3938 Fax +64 7 578 2968
andrew.hill@beca.com
www.beca.com

From: Sarah Blanchett [mailto:Sarah.Blanchett@hcc.govt.nz]
Sent: Tuesday, 25 September 2018 2:24 p.m.
To: Andrew Hill <Andrew.Hill@beca.com>
Subject: RE: UPDATED: Ministry of Education Submission on the Weston Lea Ltd Peacocke Development Hamilton

Great, thank you.


In the event of a hearing, could you please confirm if the submitter/s;

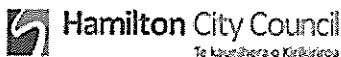
- Wish to be heard in support of their submission?
- Would consider presenting a joint case, if others make a similar submission?

Kind regards,

Sarah Blanchett

Administration Support Officer | Planning Guidance

 DI: 07 838 6914 | Email: sarah.blanchett@hcc.govt.nz



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From: Andrew Hill <Andrew.Hill@beca.com>
Sent: Tuesday, 25 September 2018 12:55 PM
To: Sarah Blanchett <Sarah.Blanchett@hcc.govt.nz>
Subject: RE: UPDATED: Ministry of Education Submission on the Weston Lea Ltd Peacocke Development Hamilton

Submission on a Notified Resource Consent Application

Resource Management Act 1991

OFFICE USE ONLY

File No: 10.2018.9853.001

Submission No: 19

Submitter's Details

Full name:	<input type="text" value="Dr Martin Thrupp"/>		
Address:	<input type="text" value="20 Silva Crescent, Riverlea, Hamilton"/>	Postal code:	<input type="text" value="3216"/>
Name of agent: (if any)	<input type="text"/>		
Address for service: (if different from above)	<input type="text"/>		
Work Phone:	<input type="text" value="07 8384907"/>	Mobile:	<input type="text"/>
Home Phone:	<input type="text" value="07 8567637"/>	Fax:	<input type="text"/>
Email:	<input type="text" value="martinthrupp@gmail.com"/>		

Submission Details

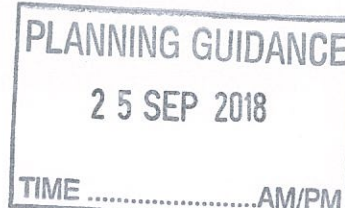
I/we ☐ support parts or all of ☒ oppose parts or all of ☐ in neutral to parts or all of
(tick as many as relevant)

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

on the application made by (name of applicant):

to (describe the proposal):

at (address of proposal):



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:

I oppose the proposed seven metres of screening vegetation between the top of the riverbank and the riverside road.

2. The reasons for my submission are:

Seven metres of screening vegetation is unlikely to be enough to protect the birds and bats of Hammond Bush from the noise, light and activity associated with roads and housing in the new development.

Seven metres of screening vegetation is unlikely to be enough to protect the recreational and educational users of Hammond Bush/Hammond Park from the noise, light and activity associated with roads and housing in the new development.

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

I would like the Council to insist that Amberfield has a much wider river esplanade planted in native vegetation in order to protect and enhance the biodiversity of Hammond Bush and reduce the impact on the amenity value of our views.

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: 25-9-18

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.**
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Phone: 07 838 6699

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or post to:

Planning Guidance Manager

Planning Guidance Unit
Hamilton City Council
Private Bag 3010
Hamilton 3240

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Planning Guidance

Hamilton City Council
Phone: 07 838 6699

Questions?

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Sarah Blanchett

From: Planning Guidance Customer Enquiry
Sent: Wednesday, 26 September 2018 08:51
To: Sarah Blanchett
Subject: FW: Submission on Amberfield
Attachments: IMG_0651.JPG; PG A1 Notified Resource Consent Submission Form.pdf

From: Martin Thrupp <martin.thrupp@waikato.ac.nz>
Sent: Tuesday, 25 September 2018 4:16 PM
To: Planning Guidance Customer Enquiry <Planning.Guidance@hcc.govt.nz>
Subject: Submission on Amberfield

Hi there

Please find attached my submission on the Amberfield subdivision, including a photo as attachment.

Martin Thrupp



Submission on a Notified Resource Consent Application

Resource Management Act 1991



OFFICE USE ONLY

File No: 10-2010-9053.001

Submission No: 20

Submitter's Details

Full name:

Dick Kim Chan & Hua Hong Zhong

Address:

43 Balfour Cres. Riverlea

Postal code:

3216

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

Work Phone:

Mobile:

021 070 5568

Home Phone:

07 859 2348

Fax:

Email:

djchanzhong@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

to (describe the proposal):

subdivision consent

at (address of proposal):

377-461 Peacockes Rd, Hamilton

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

1. Please explain what steps will be taken in the new development to prevent light spill in evenings so our view of the night sky is not spoiled and bats and night birds are not affected. Down lights on short posts as used in Tekapo could be installed. Don't have roads close to the river.

2. The reasons for my submission are:

2. Please ensure waste water and storm water infrastructure is in place before a start is made on the development. Storm water shouldn't be discharged into the river upstream plant. These items are not sufficiently addressed in the proposal.

3. please include in the plan the actual steps that will be taken to prevent dust blowing with the prevailing wind onto our property during subdivision

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

4 please include in the plan a wider strip of NZ local trees behind the alders, willows and other scrubby trees across the river on the northern part of the proposed subdivision. 100m would match the Hammond bush plantings on the east side of the river. This will provide incentive for birds and bats to fly over the river and enhance the river park.

to be continued on the next page

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:

Shore Hua + Long

Date:

26/9/2018

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

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5. In the plan extreme weather events are not given serious attention. Experience around the world is showing us that events that formerly occurred once in 100 years or more are now happening more frequently. Drainage must take account of the strong likelihood of more frequent extreme weather events and have strong provisions to avoid possibilities of waste water fouling storm water and discharging into the river upstream of the water intake for Hamilton City.
6. The northern part of the subdivision needs a buffer of bush and parkland and we suggest removing the lower road and the lower house sections to create a quiet, low people density and light-free area close to the river opposite Hammond park and walkway.