

Submission on a Notified Resource Consent Application

Resource Management Act 1991



OFFICE USE ONLY

File No: 10-2018-9053.001

Submission No: 21

Submitter's Details

Full name:

Jian Hua Lin & Xiu zhen Zhang

Address:

12 Sheriff Place

Postal code:

3216

Name of agent:
(if any)

Address for service:
(if different from above)

Work Phone:

Mobile:

Home Phone:

07 8583286

Fax:

Email:

~~SLsg0513~~ SLsglin0513@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 Ltd

to (describe the proposal):

Subdivision consent

at (address of proposal):

377-461 Peacocks Rd. Hamilton

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

1. 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.
2. Please include in the plan the actual steps that will be taken to prevent dust blowing with the prevailing wind onto our property during the subdivision.

2. The reasons for my submission are:

3. 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.
4. Please explain what steps will be taken in the new development

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

to prevent light will 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.

5. In the plan extreme weather events are not given serious attention. Experience around the world is showing us that events that formerly.

(turn 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:



Date:

27/9/2018.

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

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
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occurred once in 100 years or more are now happening more frequently. Drainage must take account of the strong likelihood of more frequently 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 section to create a quiet, low people density and light-free area close to the river opposite Hammond Park and walkway.



Submission on a Notified Resource Consent Application

Resource Management Act 1991

OFFICE USE ONLY

File No: 10.2018.9853.001

Submission No: 22

Submitter's Details

Full name:	John and Glenda Caradus		
Address:	8 Geoffrey Place, Riverlea	Postal code:	3216
Name of agent: (if any)			
Address for service: (if different from above)			
Work Phone:		Mobile:	029 351 8001
Home Phone:	85 68684	Fax:	
Email:	john.caradus@grasslanz.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):

Acquire resource consent

at (address of proposal):

Peacockes Road

PLANNING GUIDANCE
26 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:

I oppose the design which will see housing located too close to the river and lighting from streets close to the river affecting native bat movements through Hammond Park. NZ's native long-tailed bats have a conservation status that has been recently upgraded to 'critically endangered'. It is recognised that these bats are negatively affected by lights from cars, roads and houses. The development of a new forest area would offer huge amenity value to future residents of Amberfield, just as Hammond Park does to those of us in the Riverlea area.

2. The reasons for my submission are:

Our home is at the northern end of Hammond Park. We have lived here for 15 years and during that time have witnessed a large increase in native bird numbers and diversity. This has been largely due to increased growth of trees (bush) nearby. The proposed Amberfield application for development of housing only allows up to within 7m between the road and the riverbank. With the proposed urban land directly opposite Hammond Park there needs to be a plan for a substantial bush area as part of the development. A new forest development would improve the area's biodiversity, enhancing the habitat available for insects through to birds of prey. While Hammond Park bush makes an impact in its own right it is actually too small and narrow to be ecologically stable. A forest immediately across the river would be of immense benefit. We will only get one opportunity to do this.

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

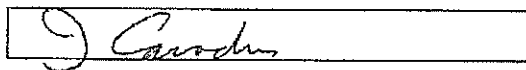
The development is directly opposite the Hammond Park bush and the Mangaonua esplanade. The riverfront land and housing is too close to the riverbank and we propose that as part of the development a new forest park be established across from Hammond Park, and a substantially thick strip of native vegetation established along the riverbank. Native bats are endemic to the Hammond Park area. Amberfield's lights may stop bats from using Hammond Park and screening vegetation is therefore an important consideration. The proposed design does not capitalise on Amberfield's strategic location opposite the Hammond Park bush and the Mangaonua esplanade. It is important that the Hamilton City Council require Amberfield to include a forest area that is up to 50 meters deep between the top of the river bank and the urban area.

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 Sept. 2018

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

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or post to:

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Hamilton City Council
Private Bag 3010
Hamilton 3240

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

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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 resource consent for Peacockes Rd development
Attachments: Submission on resource consent by Weston Lea Ltd - Caradus.pdf

From: Caradus, John <john.caradus@grasslanz.com>
Sent: Wednesday, 26 September 2018 7:21 AM
To: Planning Guidance Customer Enquiry <Planning.Guidance@hcc.govt.nz>
Subject: FW: Submission on resource consent for Peacockes Rd development

Submission on a Notified Resource Consent Application

Resource Management Act 1991

OFFICE USE ONLY

File No: 10.2018.9853.001

Submission No: 23

Submitter's Details

Full name:	Tim(othy) Daniel Hunt and Kim Louise Pickering		
Address:	12 Silva Cres, Hamilton	Postal code:	3216
Name of agent: <i>(if any)</i>			
Address for service: <i>(if different from above)</i>			
Work Phone:		Mobile:	0226710318
Home Phone:		Fax:	
Email:	timhot@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):

Amberfield development

at (address of proposal):

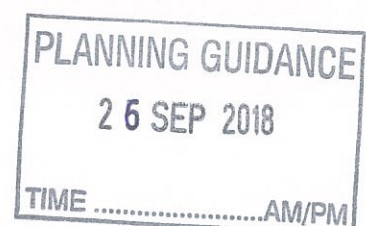
western bank of the Waikato River in Peacocke, Hamilton

Planning Guidance

Hamilton City Council
Phone: 07 838 6699

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

We oppose:

- 1) Appendix E - Landscape & Visual Effects Report
- 2) Appendix F - Open Space Framework 2018-11-05.PDF

2. The reasons for my submission are:

- 1) It is incorrect to say that views will not be substantially affected.
- 2) The "Areas of Proposed Gully and Esplanade Planting and Existing Vegetation to be retained". Why is this only 'proposed' rather than guaranteed? The area is also too narrow to allow for walking and cycling paths and for expansion of the natural bush reserve across the river.

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

Substantially increase (and do not allow any loop holes for getting out) the width of the 'Areas of Proposed Gully and Esplanade Planting and Existing Vegetation'

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:

Tim Hunt

Digitally signed by Tim Hunt
Date: 2018.09.25 19:39:46 +12'00'

Date:

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

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Private Bag 3010
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Sarah Blanchett

From: Planning Guidance Customer Enquiry
Sent: Wednesday, 26 September 2018 08:51
To: Sarah Blanchett
Subject: FW: Amberfield submission
Attachments: Amberfield development - Submission Form Tim Hunt v1.pdf

From: Tim Hunt <timhot@hotmail.com>
Sent: Tuesday, 25 September 2018 7:45 PM
To: Planning Guidance Customer Enquiry <Planning.Guidance@hcc.govt.nz>
Cc: Tim Hunt <timhot@hotmail.com>; Kim Pickering (Home) <kim.pickering@hotmail.com>
Subject: Amberfield submission

To Planning Guidance Manager

Please find submission attached.

Tim



Submission on a Notified
Resource Consent Application

Resource Management Act 1991

OFFICE USE ONLY

File No: 10.2018.9853.001

Submission No: 24

Submitter's Details

Full name:

RICHARD CHOO KENG LEONG

Address:

75 HADSON ST HN

Postal code: 3216

Name of agent:
(if any)

Address for service:
(if different from above)

Work Phone:

Mobile:

021-983707

Home Phone:

Fax:

Email:

leongrk@xtra.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 Lea Ltd

to (describe the proposal):

Acquire resource consent to Amberfield Project

at (address of proposal):

Pearcokes Road

PLANNING GUIDANCE

26 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:

Area in the river bank
~~lack of sufficient buffer~~
~~for p~~

2. The reasons for my submission are:

lack of sufficient buffer
area for native species

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

Larger area to be
provided for recreation
or preserving nature

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

☐ Yes ☒ No

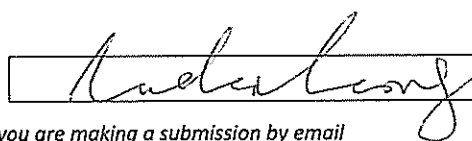
If others make a similar submission I/we will consider presenting a joint case with them at a hearing:

☐ Yes ☒ No

I have attached additional information in support of my submission:

☐ Yes ☒ No

Signature of submitter:



Date:

26/9/18

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Phone: 07 838 6699

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

Sarah Blanchett

From: Planning Guidance Customer Enquiry
Sent: Wednesday, 26 September 2018 08:52
To: Sarah Blanchett
Subject: FW: RC
Attachments: doc05395020180926081532.pdf

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

From: Richard Leong <richard.leong@ivs.co.nz>
Sent: Wednesday, 26 September 2018 8:15 AM
To: Planning Guidance Customer Enquiry <Planning.Guidance@hcc.govt.nz>
Subject: RC

RESOURCE MANAGEMENT ACT 1991
HAMILTON CITY COUNCIL
SUBMISSION ON A NOTIFIED RESOURCE CONSENT
APPLICANT: WESTON LEA LIMITED
PEACOCKE LOCATION

TO: Planning Guidance Manager

Planning Guidance
Hamilton City Council
Private Bag 3010
Hamilton 3240

From: Warren Stace

89A Cook Street
Hamilton 3216
Phone: (07) 856 4486
Email: warrenstace57@gmail.com

1. My submission is as follows:

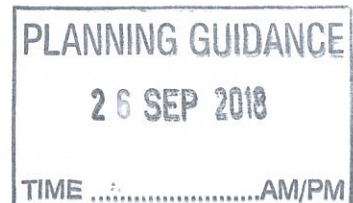
I oppose those parts of the application for land use and subdivision consent that make insufficient provision for the habitat, foraging, roosting and freedom of the existing long-tailed bat population that currently inhabits the proposed development site.

I do not oppose the residential development as such but seek enhanced provision to reduce the adverse impact that intense development will have on a scarce natural resource.

2. The Reasons for my Submission are:

My concern for "Ecological and Open Space Links" arose when I was preparing a submission to Proposed Variation No. 14 – Peacock Structure Plan in October 2007 for Tui 2000.

Tui 2000 a voluntary group considered the three design principles identified in the Structure Plan of critical importance. They were:



- *Protect and enhance significant natural features.*
- *Create a continuous network of open space.*
- *Create ecological and open space links between gully and river*

In giving consideration to those principles we asked that the ecological link be extended eastward from the Arm 3 location of the Mangakotukutuku Gully to the Waikato River via the Eastern Gully.

It was also suggested that an alternative link could involve Arm 2, the Localized Knoll and connecting to the eastern gully.

The suggestions were not accepted completely although the Arm 3 option was accepted in part and another Mangakotukutuku gully portion was added.

These ecological links also involving open space are to facilitate the passage of living creatures such as birds and bats to and from feeding locations to the Waikato River.

The bats in this case long tailed bats are categorized as Threatened: Nationally Critical.

The Applicants Assessment of Environmental Impacts indicates that the ecological value of the site for long tailed bats is assessed as Very High.

Threats to bats include:

- Felling of roost trees.
- Habitat loss and degradation through land development.
- Predation of adults and young by cats, mustelids, possums and rats.
- May be susceptible to toxins/poisons.

The assessment also noted in a photograph a shelter belt with high bat activity.

I have heard but not seen bats in Hammond Park and have observed the large trees both native and exotic in that Park.

I am aware that the public at large now has a greater appreciation of the presence of bats in Hamilton and are very aware of their vulnerability.

I have also observed Council's roadworks construction where large old trees are removed where possibly bat roosts could have been located.

I have viewed the Boffa Miskell Ltd. Amberfield, Terrestrial Ecological Assessment of 15 May 2018 and noted the extensive investigations undertaken and the onsite and offsite mitigation recommendation measures proposed.

There seems to me that the existing significant ecological element, specifically applicable to Bats does not spatially align to the proposals for the Amberfield subdivision.

My concern remains that adequate provision has not been made and demonstrated to enable bats to utilize their current flight paths from west to east from the pasture areas and tree locations to the Waikato River and Hammond Park in particular.

I consider the developers should demonstrate in the Amberfield development that enhanced design to provide and preserve for the bats their habitats and the west to east passage from the Mangakotukutuku Stream location to the Waikato River and thence to Hammond Park.

This could mean that some of the proposed streets and proposed residential sites, in the Knoll vicinity, are deleted and/or rearranged to allow flight paths, and to retain and protect roost trees.

3. The Decision I wish Council to make is:

That Council ensures that the consideration of the long tailed bat habitat and range is generously provided for and protected.

That consideration of the offset bat habitat and range is not distributed or dispersed to other authorities and people.

4. YES I wish to be heard in support of this submission:



Warren Stace

20 September 2018

Form 13

Submission on application concerning resource consent – application by Weston Lea Limited for proposed subdivision at Peacocke, Hamilton to be called Amberfield

To: **Hamilton City Council**

Name of submitter: **Neil and Carolyn Edwards**

This is a submission on an application from Weston Lea Limited for a resource consent to develop a major new settlement at Peacocke, Hamilton to be called Amberfield. This application relates primarily to the proposal to subdivide an area of approximately 139ha ("Amberfield Land") into a total of 867 fee simple lots from the site, including two super lots for future residential and commercial development, one commercial lot and two rural balance lots. This includes all associated work including roading, stormwater, wastewater, water reticulation, earthworks and any associated consents from Waikato Regional Council.

We are not a trade competitor for the purposes of section 308B of the Resource Management Act 1991.

We are directly affected by an effect of the subject matter of the subdivision that:

- (a) adversely affects the environment; and
- (b) does not relate to trade competition or the effects of trade competition.

Our submission relates to the whole of the application.

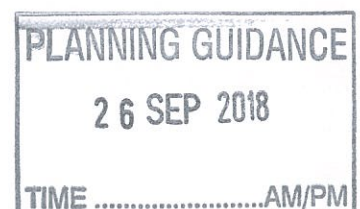
In the absence of appropriate resource consent conditions to address our concerns and the adverse effects of the proposed activity, we oppose the application for resource consent in its entirety.

Our submission is:

We have lived at 71 Weston Lea Drive since May 1988. We chose our property as a place to raise our three children and give them a semi-rural upbringing whilst still being close to town. We particularly chose it for the rural amenity and quiet country roads. Our children have since left home but continue to visit frequently, with one still having her horse graze here and another bringing his children to stay for holidays.

We still get a lot of enjoyment and amenity from where we live. For example, there is a strong sense of belonging or community with many of our neighbours having lived here for a long time. We regularly walk our dog along the roads and enjoy the rural outlook.

A lot has changed over the past 30 years and we accept that there is going to be very significant change for the Peacocke area over the next 10 years. However, we are concerned that any development needs to be coordinated, staged appropriately and properly managed to reduce and manage adverse effects on things like traffic, wastewater, stormwater, amenity and housing development. We consider that development needs to ensure a sustainable, robust, quality long term suburb and housing development.



We see this as being consistent with the vision for the Peacocke structure plan, being a high quality urban environment that is based on urban design best practice, social wellbeing and environmental responsibility.

We think that this means appropriate coordination with neighbouring land owners (and future development of that land), investment in critical infrastructure, and timing and planning the development to ensure that housing development does not precede suitable and appropriate infrastructure as well as ensuring that adverse effects are appropriately managed. This also means careful planning to ensure that the Peacocke area is a sustainable, quality and long term housing development and does not result in slums, sub-standard housing, inadequate infrastructure and/or adverse environmental effects.

We are concerned that the application does not achieve the objectives and policies of the structure plan and is inconsistent with the structure plan components. This includes those that relate to the Peacocke built environment and social wellbeing including integration of movement routes with surrounding neighbourhoods, ensuring higher density development is linked to social and natural amenity, future proofing the Peacocke structure plan area, regenerating existing suburbs through shared amenities etc.

We consider that greater coordination and staging of the development is required to align with the Peacocke structure plan, the long term plan and the Council's affordable housing policy or strategy.

We are concerned that the proposal is inconsistent with or contrary to many of the objectives, policies and rules of the District Plan and Regional Plan, and these have not appropriately been addressed.

We are concerned that the adverse effects associated with the proposal will be more than minor. We are particularly concerned about five main effects – stormwater, waste water, water reticulation, traffic and roading, amenity and affordable housing. We set out our concerns in respect of each of these matters below.

1. Storm water

We are concerned that the proposed form of stormwater disposal and treatment will not be adequate and/or will not provide for sufficient coordination with future development of neighbouring sites. We are also concerned that the proposal is contrary to or inconsistent with the structure plan, District Plan and/or Regional Plan.

By way of example of our concerns, we are concerned that inadequate consideration has been given to connections with neighbouring properties and/or existing stormwater flows and drains. There is an existing drain that collects stormwater from the bottom of Weston Lea Drive and runs along the boundary of our property and the property at 84 Weston Lea Drive. It then goes through the property owned by the Litchfields and then over the northern end of the Amberfield Land and into the Waikato River.

For as long as we have lived there, there has been an open drain running from the bottom of Weston Lea Drive and leading to the Waikato River. Many years ago, the previous owner of

the Amberfield Land placed an underground pipe within the open drain and then filled it in to enhance the property. This has led to ongoing flooding of our property (as well as neighbouring properties) and heavy silting of the drains. The flooding is significant with the entire low lying area of our affected paddocks being under water for most of the winter months.

We are concerned that adverse effects like this on us and other properties around the Amberfield Land need to be avoided and appropriate stormwater facilities need to be provided for (this includes addressing the existing issue with our drain blocking up due to the inadequate underground pipe on the Amberfield Land). We are also concerned that the stormwater facilities need to provide for, coordinate and/or contemplate the development of the neighbouring land and do not unreasonably limit the options for dealing with stormwater when that land is developed.

An additional concern is minimising the effect of urban development on stream values and protecting the stormwater functions of existing drains or streams (as required by the Peacocke structure plan).

We consider that these concerns may be able to be dealt with by appropriate resource consent conditions such as requiring the developer to ensure that, among other things, existing stormwater issues created by the Amberfield Land on neighbouring properties are addressed, that the stormwater proposal is developed in consultation with neighbouring landowners (to ensure that 1. it does not cause issues for existing stormwater discharges where it flows over adjoining land and onto Amberfield land and 2. it does not unreasonably limit stormwater disposal options when neighbouring land is developed) and that there is sufficient coordination and collaboration to address stormwater in an integrated and holistic manner when it comes to development of the remaining land in the Peacocke area.

We also consider that conditions need to ensure a sustainable, quality and long term housing development and are concerned that if the stormwater proposal is not robust, durable, provide for existing natural stormwater functions or provide for expansion this will not be achieved.

In the event that it is not possible to impose such conditions (or similar conditions to address our concerns), we seek that the application is declined or placed on hold until development of the entire land in the Peacocke structure plan area.

2. Wastewater

The properties in the Peacocke area rely on septic tanks for wastewater disposal. We understand that Council intends to install a pumping station at the bottom of the new bridge and pump wastewater from the Peacocke area up to the Pukete treatment plant.

We are concerned about the timing of the proposed development of the Amberfield Land and the proposal to rely on a gravity reticulation system (which seems to be separate from Council's proposed pumping station).

We consider that wastewater needs to be appropriately and adequately disposed of. We consider that this needs to be coordinated with the pumping station and assurances provided that the facilities and infrastructure are suitable and appropriate to cope with the demand.

We are concerned that the applicant states that they do not need to address the capacity and efficient operation of the wastewater network. We consider that the impacts on this are more than minor and ought to be considered and addressed (we note this is consistent with the requirement for in the staging of development in the Peacocke structure plan).

We consider that there ought to be reasonable conditions imposed on any consent granted to provide for coordination and staging of development with Council's upgrade to the wastewater treatment plant and extension of the pumping and piping network. We also consider that there needs to be consultation and coordination with neighbouring properties to ensure that the development of the Amberfield Land does not unreasonably restrict or limit options for development of neighbouring land and/or the rest of the Peacocke area. We also consider that conditions need to ensure a sustainable, quality and long term housing development and are concerned that if the wastewater treatment proposal is not robust, durable or provide for expansion this will not be achieved and the adverse effects on the environment could be significant.

In the event that it is not possible to impose such conditions (or similar conditions to address our concerns), we seek that the application is declined or placed on hold until development of the entire land in the Peacocke structure plan area.

3. Water reticulation

Along Weston Lea Drive, we have municipal water but it is trickle feed. We consider that reticulation of the Amberfield Land needs to be coordinated with the reticulation (or ability to reticulate) the rest of the land in the Peacocke area. We are concerned that development of Amberfield Land should not limit or restrict the options available to reticulate neighbouring land.

We consider that there ought to be reasonable conditions on any consent granted to provide for coordination with Council's upgrade to the water reticulation infrastructure. We also consider that there needs to be consultation and coordination with neighbouring properties to ensure that the development of the Amberfield Land does not unreasonably restrict or limit options for development of neighbouring land. We also consider that conditions need to ensure a sustainable, quality and long term housing development and are concerned that if the water reticulation proposal is not robust, durable or provide for expansion or for all landowners within the Peacocke area to contribute towards this infrastructure this will not be achieved.

In the event that it is not possible to impose such conditions (or similar conditions to address our concerns), we seek that the application is declined or placed on hold until development of the entire land in the Peacocke structure plan area.

4. Traffic and roading

The Peacocke area comprises narrow roads, some blind corners and has many hazards including livestock, children, and cyclists, runners and walkers. Peacockes Road has become increasingly busy as commuters use it as a route to avoid the congestion at Tamahere or at Ohaupo Road (something that is unlikely to be addressed until completion of the Southern Links project).

Peacockes Road leads to reasonably built up areas at either Norrie Street and Bader Street; or Waterford Road and Dixon Road. These are built up residential areas and increased traffic will affect not only the amenity of these areas but also safety and will cause further wear and tear on the roads (they are already full of pot holes).

We are very concerned about congestion and safety. There are already significant bottlenecks at the various intersections e.g. Dixon Road and Ohaupo Road, Peacockes Road and Norrie Street, Bader Street and Normandy Ave. An additional 900 odd houses, will generate significant vehicle movements cause significant traffic jams. We are also concerned about the traffic generated by subdivision and construction of 900 odd homes, including trucks and the volume that will travel through these residential areas.

We are concerned that the proposal is to connect to existing roads and that the applicant does not consider they need to address adverse effects on safety or efficiency of the road network. We consider that the timing, staging and density of the development needs to be coordinated with roading upgrades (this may include reconsideration of lot sizes and timing for completion of development and therefore lapse period of consent). This includes widening of existing roads, construction of new roads and the new bridge, and Southern Links.

We are concerned that if this proposal proceeds ahead of and independently from these roading upgrades there will be significant adverse safety, amenity, congestion and other effects that will not be acceptable to those living in the area and will not achieve sustainable management.

While there has been brief consideration of buses and cycle paths in the application, we are concerned that this has not been adequately considered and addressed. We are concerned that there is no appropriate proposal to address congestion and safety.

We consider that the proposal is contrary to the requirements in the structure plan, including traffic volumes impacting on the Dixon Road and State Highway 3 intersection.

We consider that there ought to be reasonable conditions on any consent granted to provide for things like coordination with roading upgrades and to ensure the staging and density of the development matches the capacity of the roads to provide for safety, minimal congestion, minimal disruption to amenity and minimal damage to existing roads. We also consider that there needs to be consultation and coordination with neighbouring properties to ensure that the development of the Amberfield Land does not unreasonably restrict or limit options for development of neighbouring land e.g. a local roading network that neighbouring

land can connect to as it is developed. We also consider that conditions need to ensure a sustainable, quality and long term housing development and are concerned that if the roading and traffic proposal is not robust, durable or provide for expansion this will not be achieved.

In the event that it is not possible to impose such conditions (or similar conditions to address our concerns), we seek that the application is declined or at least put on hold until the bridge and Southern Links roading network is complete and/or until development of the entire land in the Peacocke structure plan area.

5. Amenity

As explained above, we think that the area should be developed in a way that is sustainable and results in a quality long term subdivision. We think that this ought to be coordinated with neighbouring land and not unreasonably limit the options for development of the neighbouring land.

We are concerned that the Amberfield Land is being developed without a detailed concept plan or updated structure plan for the development of the whole of the Peacocke area. We consider that a coordinated approach with all land developed or appropriately staged would be a more preferable approach as it would address many of the concerns we have around coordination of infrastructure as well as provide for sustainable, robust, quality and durable town planning.

We are concerned about how development of the Amberfield Land in isolation from the development of the rest of the Peacocke area will impact on amenity including visual, traffic etc, as well as social wellbeing (including things like we will no longer be able to walk the dog along Peacockes Road). We are also concerned about how it will provide for future development of other parcels of land independently from each other and without consideration of the overall amenity.

We are concerned about the amenity effects of things like traffic, noise, vibration, dust etc on neighbouring land as the Amberfield Land is developed. If the land is developed on the proposed timelines, the neighbouring land will be rural land and that will significantly impact on ours and others' amenity. There is also a need in the Peacocke structure plan to protect surrounding rural views and ridgelines that needs to be taken into account.

We consider that reasonable conditions ought to be imposed to address these concerns. These include conditions to require consultation, coordination and collaboration with neighbouring landowners to provide for a sustainable and integrated development in the Peacocke area with no adverse amenity effects and without impacting on the social wellbeing of those living in and using the area. These also include conditions to minimise disruption to neighbours and those using the Peacocke area during construction of the subdivision e.g. limiting trucks (time and numbers), noise restrictions, dust mitigations, controlling silt, roading upgrades etc. These also include appropriate conditions around timing, staging and density of development.

In the event that it is not possible to impose such conditions (or similar conditions to address our concerns), we seek that the application is declined or at least put on hold until the bridge and Southern Links roading network is complete and/or until development of the entire land in the Peacocke structure plan area.

6. Affordable housing

We understand that the Council has a goal of providing for 40% affordable housing. It is not clear whether this is across the whole of the city or within each growth cell or within each subdivision proposal. We are concerned about how the 40% affordable housing policy will impact on the Peacocke area and how development of the Amberfield Land will impact on the amount of affordable housing that needs to be constructed on neighbouring land.

This is another example of how a detailed concept plan, updated structure plan or similar approach to development of the Peacocke area would help to address issues. That would provide clarity for all land owners as to the quantity and location of affordable housing, as well as address concerns about access to recreational areas, shopping centres, public transport, cycle ways and footpaths. At this stage, it is not clear where affordable housing will be located or how we will avoid generating more traffic (and associated effects e.g. a need for more car parks in town and more road maintenance).

We are concerned that if the Council wants 40% affordable housing in the Peacocke area and if less than 40% affordable housing is on the Amberfield site, that will significantly increase the amount on other land in the area. This will likely impact on the economic, social and cultural wellbeing of landowners. This has been done without consultation with affected land owners, without consideration of adverse effects and without consideration of the best locations within the Peacocke area for affordable housing. It is a matter that is not addressed in the Peacocke structure plan and is another example of why that plan needs to be updated.

We are concerned about the implications for a sustainable, durable and quality long term housing development.

We seek clarification of the applicant's and Council's proposal for affordable housing (both for the Amberfield Land and the Peacocke area). We also consider that there needs to be consultation and coordination with all landowners in the area, and appropriate timing, density and staging of this development. We seek conditions on consent to provide for this.

In the event that it is not possible to impose such conditions (or similar conditions to address our concerns), we seek that the application is declined or at least put on hold until the bridge and Southern Links roading network is complete or until development of the entire land in the Peacocke structure plan area.

We seek the following from the consent authority:

We seek to have appropriate conditions imposed on the resource consent(s) to address the concerns set out in this submission and the adverse effects of the proposal.

In the event that it is not possible to impose conditions that address our concerns or the adverse effects, we seek that the application is declined or at least put on hold until the bridge, associated roading and the Southern Links roading network is complete and/or until development of the entire land in the Peacocke structure plan area.

In addition, we seek any consequential or other relief reasonably necessary or appropriate to address concerns raised in this submission and/or to address the adverse effects of the proposal.

We wish to be heard in support of our submission.

NS Edwards

N S and C J Edwards

Date:

Electronic address for service: neil@hmenengineering.co.nz

Phone: 021 484 856

Postal address: 71 Weston Lea Drive, RD2, Hamilton

Sarah Blanchett

From: Neil Edwards <neil@hngineering.co.nz>
Sent: Wednesday, 3 October 2018 11:22
To: Sarah Blanchett
Subject: RE: Submission on application by Weston Lea Limited for Amberfield development

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Sarah,

In response to your query below:

- We oppose all of the application for resource consent(s) by Weston Lea Limited.
- If others make a similar submission we will not consider presenting a joint case with them at hearing.

Regards,

Neil & Carolyn Edwards

From: Sarah Blanchett [mailto:Sarah.Blanchett@hcc.govt.nz]
Sent: Tuesday, 2 October 2018 4:47 p.m.
To: Neil Edwards
Subject: FW: Submission on application by Weston Lea Limited for Amberfield development

Hi Neil & Carolyn,

Thank you for your email and attached submission.

- Please confirm which submission type/s are relevant to your submission:

I **Support** parts of or all of

and/or

I **Oppose** parts of or all of

and/or

I am **In Neutral** to parts of or all of

- If others make a similar submission you will consider presenting a joint case with them at a hearing?

Thank you.

Kind regards,

Sarah Blanchett
Administration Support Officer | Planning Guidance



Hamilton City Council | Private Bag 3010 | Hamilton 3240 | www.hamilton.govt.nz

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From: Neil Edwards <neil@hmengineering.co.nz>

Sent: Wednesday, 26 September 2018 9:10 AM

To: Planning Guidance Customer Enquiry <Planning.Guidance@hcc.govt.nz>

Cc: 'dave@merestone.co.nz' <dave@merestone.co.nz>

Subject: Submission on application by Weston Lea Limited for Amberfield development

Dear Sir/Madam,

Please find attached our submission on the application by Weston Lea Limited for resource consent(s) to develop the land at Peacocke to be called Amberfield.

I have copied this email to the applicant by way of service.

Regards,
Neil Edwards.

Submission on a Notified Resource Consent Application

Resource Management Act 1991

OFFICE USE ONLY

File No: 10.2018.9853.001

Submission No: 27

Submitter's Details

Full name:	Waikato Branch, Forest and Bird Society		
Address:	Box 11092, Hillcrest, Hamilton	Postal code:	
Name of agent: (if any)	Katherine Hay		
Address for service: (if different from above)			
Work Phone:		Mobile:	021 267 2773
Home Phone:		Fax:	
Email:	waikato.branch@forestandbird.org.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):

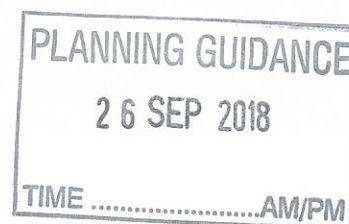
Weston Lea Limited

to (describe the proposal):

resource consent for the Amberfield development

at (address of proposal):

Peacockes Road



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:

Forest and Bird opposes the proposed Amberfield development because of its impacts on the endangered bats in the area. Should the development occur, we recommend that a native vegetation buffer is created to provide habitat for bats and other native species directly across the river from Hammond Bush. The latter is a significant habitat for native bats, which also cross the river utilising the surrounding farmland for foraging. The current proposal by the developer is inadequate because it puts structures, roads and houses close to the river resulting in adverse affects for the species. We note that the terrestrial EA for this application states there will be...."Permanent increases of anthropogenic disturbance (lighting, roading, and residential housing). This will render the site ... effectively impermeable to long-tailed bats, preventing foraging, commuting, and potentially roosting in areas currently utilised by long-tailed bats."

2. The reasons for my submission are:

It is critical that impacts are avoided as a priority or the impacts are reduced should any development occur. We are sceptical of the developer's proposal to contribute money to a trust that will help decide how to mitigate impacts and how the mitigation will occur into the long term. Currently the proposed trust does not exist. Rather than linking mitigation to a speculative, non-existent entity, the developer should be required to implement mitigation measures now which will reduce the impact to the species. The developer also must take responsibility for ensuring that those measures (such as re-vegetation and pest control) continue to remain effective over time. All too often, trees are planted in response to a resource consent requirement and maintenance is not undertaken, without which plantings fail and contribute nothing to long-term mitigation of the impacts of the development through loss of habitat. The effects of this development – lighting, roads, housing – will be permanent. The Council must ensure that the mitigation is permanent too.

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

To address adverse effects on bats and their habitat, we recommend that either the development does not go ahead, or if consent is granted there must be sufficient mitigation for the purposes of maintaining long-tailed bat habitat. The developer Weston Lea must at the very least establish and maintain a forested buffer of at least 60 meters width between the top of the river bank and the new urban area to address the adverse impacts of the proposed development. An additional corridor of vegetation may also be required through the development to connect habitat. We suggest that should the development proceed, Weston Lea post a substantial financial bond to ensure that the re-vegetated area becomes well established and the appropriate pest control occurs. The bond should be held by HCC in an interest-bearing account and returned to Weston Lea after 10 years if the forest is well established and the required pest control is occurring. If not, the funds would be used to undertake the required restoration.

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: 26 Sept 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**

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

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

Sarah Blanchett

From: Planning Guidance Customer Enquiry
Sent: Wednesday, 26 September 2018 14:28
To: Sarah Blanchett
Subject: FW: Peacockes road development submission
Attachments: Amberfield submission 4.pdf

From: Katherine Hay <khay@pear.co.nz>
Sent: Wednesday, 26 September 2018 11:10 AM
To: Planning Guidance Customer Enquiry <Planning.Guidance@hcc.govt.nz>
Subject: Peacockes road development submission

Submission on a Notified Resource Consent Application

Resource Management Act 1991

OFFICE USE ONLY

File No: 10.2018.9853.001

Submission No: 28

Submitter's Details

Full name: Ken and Chris Johnson/ Lester Finch and Susan Thomason

Address: 47b and 41 Balfour Crescent, Riverlea Postal code: 3216

Name of agent:
(if any)

Address for service:
(if different from above)

Work Phone: Mobile: 0277818720/ 021524064

Home Phone: Fax:

Email: kandcjohnson1@gmail.com/ finch.lester@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):

Amberfield Development

at (address of proposal):

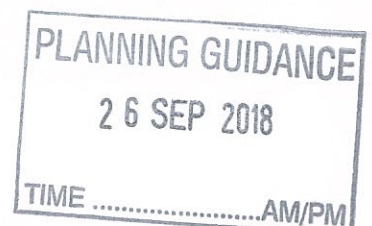
337-461 Peacockes Road, Hamilton

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:

The particular parts of the application we oppose are the inappropriately low degrees of environmental effects suggested in the application, specifically:

1. Landscape effects esp. riverside vegetation (no more than minor)
2. Visual effects - appearance of development from Riverlea (no more than minor)
3. Amenity effects - noise, dust (no more than minor)
4. Effects on terrestrial ecology - vegetation, avifauna (no more than minor) - bats (more than minor)

This opposition applies most particularly to the northern part of the proposed development overlooked by residences in the Riverlea suburb.

(The additional information attached expands on the basis for our opposition)

2. The reasons for my submission are:

The reasons for our submission are our belief that :

1. Landscape effects, visual effects and amenity effects are seriously underestimated particularly as they apply to residences overlooking the proposed development
2. The effects on terrestrial ecology are not given sufficient consideration
3. It is possible to mitigate these effects by simple discrete changes to the development

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

The decision we wish the Council to make is to require that aspects of the development be changed to better address the above concerns, specifically:

1. The provision of a much more significant area of native vegetation on the margin of the Waikato River in the northern part of the subdivision opposite to Hammond Bush. Given the current roading design, this would be best achieved by replacing the 39 sections between the two closest roads to the river, in the northern corner of the subdivision, with a native forest river park. This would provide much greater mitigation of adverse effects and would provide a permanent heritage for this part of the river.
2. Street and other outside lighting throughout the development should be consistent with maintaining a dark sky by directing all light down and preventing light pollution.
3. Dust mitigation measures during earthworks should be made a condition of approval.

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: 26/9/18

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

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ADDITIONAL INFORMATION

A) Analysis

We wish to expand on the issues summarised on the submission form and will do so under the relevant headings used in the Assessment of Environmental Effects (AEE) prepared as part of the application for the Amberfield subdivision and development. We make these comments also after consideration of the Further Information available in Appendices A and B updating environmental effects.

1. Landscape Effects

The overall effect of the proposed development on the landscape of the site is assessed in the report as '**no more than minor**'. This is despite descriptions such as 'transformational' and 'dramatic' to describe the landscape change elsewhere in the document. The latter descriptions are more apt when describing the change from a quiet farm landscape to a relatively high density suburban environment. Nevertheless, the report is correct in identifying this as intrinsic to the change from rural to urban zoning.

With the dramatic change in landscape that inevitably accompanies urban development comes hazards and opportunities. The hazard is that once development occurs, there is little or no chance of making good the landscape mistakes that might occur. The opportunity is to create a heritage for future generations that enhances the existing landscape and restores values lost by previous thoughtless land use.

The current rural landscape sloping down to the Waikato River, with just a fringe of non-native and often low value vegetation, is a poor representation of what previously would have existed along the river. The riverside vegetation in the northern part of the proposed development has been degraded over many years by the farming usage of the adjacent land including grazing down to the river and was also partly reduced a few years ago by the land owners. It is inappropriate to use the present riverside vegetation levels as a standard to be maintained during subdivision.

Hammond Bush on the opposite riverbank stands in stark contrast as an example of what appropriate riverside vegetation can look like. This forest park is a public/ private partnership between the Council and residents where building platforms are at 50-100 metres distance from the river and the riverside land is a dense forest environment. The newly proposed 7 metre wide planting strip at road level in the northern part of the proposed development is a recognition of the importance of this landscape feature but is only a minor adjustment and doesn't give any comparable width of vegetation to that on the opposite riverbank.

The opportunity exists to give back to this stretch of river, at least in part, a landscape that previously provided context and protection to this culturally significant waterway. **A much wider forested river margin in the northern part of the subdivision, reflecting what exists on the other bank, would be a landscape enhancement of immeasurable value.**

2. Visual Effects

The assessment of visual effects, for residents of suburban properties in Riverlea which overlook the development, is given in the report as '**low to moderate-low**' on the basis that the development will only be seen to occupy the 'middle ground' of the view and is at a 'distance across the river'. This seriously understates the effect for many properties which have been specifically developed to take advantage of the sweeping rural views and where vegetation has been planted and controlled to least impede these views. The views from many of these elevated properties are ex-

tensive up and down the river and the rural land opposite appears very close and occupies the great proportion of the vista (see photos below).

The density of the proposed development will result in a sea of roofs occupying the middle ground of the view from these elevated properties and will constitute the most notable aspect of that view. Examples of how the development will look from the Riverlea perspective can be seen at Pokeno when descending the Bombay Hills and in Rototuna when driving in to Hamilton on the Gordonton Road.

In addition, night light will create a significant negative impact on the environment and this is not addressed at all in this section of the report. Currently, the evening and night sky as seen across the river from Riverlea, is a major asset for local residents with clear views of twilight sunsets and the night starscape. The proposed subdivision has the potential to cause significant light pollution which will seriously diminish views of the night sky (as well as disturb the bats and nocturnal birds in the adjacent Hammond Bush as confirmed in other parts of the report). It is expected that services including electricity reticulation will be underground, obviating the need for poles. This will facilitate low-mountings, such as posts to be used for streetlights.

The vegetation on the river margin around most of the northern part of the proposed development is narrow in width and provides little visual or light barrier. The newly proposed 7 metre planting strip at road level is a recognition of the importance of these issues but is only a gesture towards achieving significant change. **A much wider forested river margin in this area would significantly mitigate the adverse visual effects. In addition, dark sky lighting measures throughout the subdivision, especially fixtures which cast no light vertically, would mitigate light pollution.**

3. Amenity Effects

Noise and dust from earthworks and infrastructure installation are identified in the report as having 'no more than minor' effects. This seriously understates these effects for properties in Riverlea overlooking the development. Distance is cited as a mitigating factor but these properties are both close to the development and downwind as far as the prevailing westerly wind direction is concerned. Already, noise from rural activity is easily heard from these properties and indeed other noise is audible from much further away (trains on the main line south of Glenview and concerts in the Gardens). Methods of mitigating dust at source are identified and the report says that these may be employed by the contractor but there are no compliance measures mentioned.

Noise effects can be expected to continue through house construction and into the future exacerbated by the proximity of the development and the absence of vegetation or other barrier between the extensive area of housing and the elevated properties overlooking the site.

A much wider forested river margin could significantly mitigate the adverse noise effects. In addition, dust mitigation measures during earthworks should be more clearly defined and compliance with these should be a condition of development.

4. Effects on Terrestrial Ecology

Vegetation

The effects on vegetation both native and non-native is assessed in the report as 'no more than minor'. This is based on the expressed intent to at least maintain existing vegetation and even to supplement riparian planting on riverbank and gullies. This is at odds with other stated objectives in the report of increasing public access to the river as well as the construction of a road and cycleway along the river and the necessary construction of stormwater discharge outlets on the riverbank. The already narrow strip of vegetation bordering the river in the northern part of the development seems to be under threat from these conflicting priorities. The newly proposed 7 metre

planting strip at road level is a recognition of the importance of this issue but is only a gesture towards achieving significant change.

A much wider forested river margin in this area would not only mitigate vegetation loss but add a valuable heritage aspect to the development.

Bats

The ecological effects on the population of long-tailed bats resident in Hammond Bush and in the vegetation on the river margin of the proposed development is assessed in the report as '**more than minor**'.

On-site mitigation options are suggested but the most effective would undoubtedly be to augment the existing habitat significantly by providing a wide forested river margin to the development that would balance the forest in Hammond Bush and give the bats more territory as well as a quiet river corridor between forested habitats. This wider and more extensive forested river margin would also diminish noise and light effects on the bats.

Avifauna

The effects on birdlife are assessed in the report as '**no more than minor**'. This significantly understates these effects especially as regards the 'shy' bird species such as Kereru, Ruru and Kotare which are resident in Hammond Bush. Other species endemic in this forested environment such as Tui, Fantail, Falcon, Pukeko, Silvereye may be more tolerant of noise and night light but nesting behaviour might be adversely affected.

A much wider forested river margin opposite Hammond Bush would not only mitigate these adverse effects on birdlife but might actually increase bird numbers

B. Views from properties Balfour Crescent



View from upstairs 47b Balfour Crescent



View from deck 45 Balfour Crescent



View from upstairs 45 Balfour Crescent



View from deck 41 Balfour Crescent




View from pool deck 41 Balfour Crescent

Sarah Blanchett

From: Planning Guidance Customer Enquiry
Sent: Wednesday, 26 September 2018 14:34
To: Sarah Blanchett
Subject: FW: Submission Amberfield Development
Attachments: Submission Form - Amberfield (K Johnson).pdf; Submission - Amberfield - Additional Information (K. Johnson).pdf

From: Ken and Chris Johnson <kandcjohnson1@gmail.com>
Sent: Wednesday, 26 September 2018 12:22 PM
To: Planning Guidance Customer Enquiry <Planning.Guidance@hcc.govt.nz>
Subject: Submission Amberfield Development

Dear Planning Guidance Manager

 Please find attached a submission regarding the Amberfield Development at Peacockes Road. This submission is being made jointly by myself and my wife as well as Lester Finch and Susan Thomason who are near neighbours. We have worked on this submission together and it reflects all of our views as we are affected very similarly by the development.

The submission consists of the required submission form plus additional information which adds detail to the points made and provides supporting photos.

I will send a copy separately to the developer.

Yours Sincerely

Dr Ken M Johnson
47b Balfour Crescent, Riverlea, Hamilton



Submission on a Notified Resource Consent Application

Resource Management Act 1991

OFFICE USE ONLY

File No: 10.2018.9853.001

Submission No: 29

Submitter's Details

Full name:

Brett Reginald Henderson

Address:

69 Riverglade Dr

Postal code:

3283

Name of agent:
(if any)

Address for service:
(if different from above)

Work Phone:

Mobile:

021475540

Home Phone:

Fax:

Email:

bond6nz@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):

Peacocke - Western Lea Ltd

to (describe the proposal):

Peacocks Farm

at (address of proposal):

Peacocke Farm Peacocks Rd 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:

1. Lack of green belt / planting / Parks & recreation - TREES.
2. Sports facilities / Pool / Courts / fields
3. No earthworks fall into the river
4. Protect habitats of native & bird species
ie Kingfishers

2. The reasons for my submission are:

To improve the residential development as a healthy environment

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

1. Improve planting / park areas
2. Improve by inclusion of sporting facilities

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:

26/9/2018

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

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: 10.2018.9053.001

Submission No: 30

Submitter's Details

Full name:	<input type="text" value="Raymond Alan Hoare"/>		
Address:	<input type="text" value="99c Howell Ave"/>	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="0211700713"/>
Home Phone:	<input type="text" value="07 856 2675"/>	Fax:	<input type="text"/>
Email:	<input type="text"/>		

Submission Details

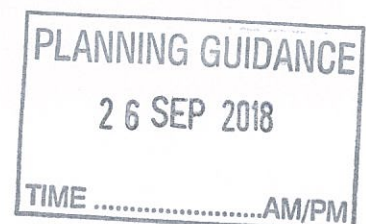
I/we ☐ support parts or all of ☒ oppose parts or all of ☐ in neutral to parts or all of
(tick as many as relevant)

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

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

The development should make far better provision for a riverbank reserve to:
Guard against erosion possibility in the distant future
Provide support and remove obstacles to the existing bat population
Provide amenity values to the development

2. The reasons for my submission are:

The location is very pleasant and supportive of wildlife at the moment. It would not be a great burden on the developers to maintain and enhance this and would improve their (albeit slightly smaller) development.

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

Increase the distance between the river bank and any development. I understand studies are under way to determine a suitable compromise boundary line

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:

Ray Hoare

Digitally signed by Ray Hoare
DN: cn=Ray Hoare, o=pg_email@rayprivate@hwa.co.nz, c=NZ
Date: 2018.09.26 16:43:21 +1200

Date: 26 Sept 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: Wednesday, 26 September 2018 16:59
To: Sarah Blanchett
Subject: FW: submission on consent applications for the Amberfield development
Attachments: Amberfield - Submission Form.pdf

From: Ray Hoare <ray@rameil.nz>
Sent: Wednesday, 26 September 2018 4:53 PM
To: Planning Guidance Customer Enquiry <Planning.Guidance@hcc.govt.nz>; dave@merestone.co.nz
Subject: submission on consent applications for the Amberfield development

Hi

I attach a submission on consent applications for the Amberfield development.

Ray Hoare