

## Submission on a Notified Resource Consent Application

Resource Management Act 1991

PLANNING GUIDANCE

28 SEP 2018

TIME .....AM/PM

OFFICE USE ONLY

File No: 10.2018.9853.001

Submission No: 51

### Submitter's Details

Full name:

Allan Francis Westbrook

Address:

274A Peacocks Rd

Postal code:

3282

Name of agent:  
(if any)

Address for service:  
(if different from above)

Work Phone:

0212425114

Mobile:

0212425114

Home Phone:

Fax:

Email:

Allan.Westbrook@Jennian.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 Limited

to (describe the proposal):

To develop 105 hectares of land, in Peacocks area

at (address of proposal):

377-46 Peacocks Rd, Hamilton

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

Please refer Submission Document

2. The reasons for my submission are:

Safety of local residents current and future plus visitors to the Peacockes area during and post construction due to unsafe and not fit for purpose loading.  
(as exemplified in attached submission document)

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

To delay the start of this development, until the proposed new River bridge and Wairere Drive extension with the required arterial and collector roads for Peacockes are constructed.

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:

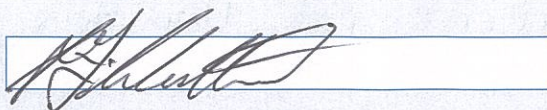


Yes



No

Signature of submitter:



Date:

28-09-2018

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](http://www.mfe.govt.nz)

## Send

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### or post to:

#### Planning Guidance Manager

Planning Guidance Unit  
Hamilton City Council  
Private Bag 3010  
Hamilton 3240

### Remember to:

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

# Submission Document

Submission on a Notified Resource Consent Application: Hamilton City Council 28/09/2018

Name of Applicant: Weston Lea Limited  
Address for Service: Dave Serjeant  
C/- Merestone Ltd  
2 Summer Street  
Stanley Point  
Auckland 0624  
Email: [dave@merestone.co.nz](mailto:dave@merestone.co.nz)  
Site location 337-461 Peacockes Road Hamilton

Please find below my reasoning and supporting information for why I **OPPOSE ALL** of the Weston lea limited – Amberfield Development Resource Consent.

**RE: Safety of local resident's current and future plus visitors to the Peacocke area during and post construction due to unsafe and not fit for purpose roading.**

As a very experienced builder and manager of developments across New Zealand I am well aware of the heavy machinery and heavy traffic required to construct such a large development. Plus, the significant increase in traffic volume pre and post construction.

The uniqueness of this proposed large SATELLITE development (*where you go from residential housing then to rural for approximately 2kms then back to proposed residential*) does not have sufficient safe roading to access the proposed Amberfield development. There are only 3 access routes Bader, Dixon and Raynes Rd.

Both Bader and Dixon are streets full of families and many of these with young children and many of whom are out on the streets at many times unsupervised, especially through Bader. This is no place heavy vehicles and high-volume construction traffic over months and months should be traveling.

I have lived in Peacockes Rd with my family for over 27 years and in Anthony crescent off Pine avenue off Bader street for 20years through my childhood. I am well qualified in knowing these streets.

Then once the heavy trucks and construction vehicles get through these streets we are presented with a very narrow country road being Peacockes road. A country road with no footpaths, no cycle ways and no curb & channel. With some areas not having a centre line. All at 80kph. Photo's

showing the road and width are pasted below. I will be providing a video at my presentation of this submission showing the reality of the existing Peacockes road.

This road is not appropriate for high volume construction or heavy vehicle traffic. Please note the amount of road available when two heavy vehicles pass each other. I am disappointed these Safety issues haven't been highlighted within the *TDG Integrated Transportation Assessment Report*.

I can speak with some authority on this topic due to my experience with heavy vehicles. I have provided a copy of my license showing all the heavy traffic licenses I hold. Which is every NZ heavy traffic licence possible. *Pasted below.*

Please note key information regarding my concern with safety on city access roads and country roads and especially our Hamilton country roads as noted below:

<https://www.nzta.govt.nz/>

### **“Sharing the road with trucks and oversize vehicles”**

<https://i.stuff.co.nz/national/94326326/death-of-northland-cyclist-in-crash-with-truck-sparks-road-safety-debate>

### **Death of Northland cyclist in crash with truck sparks road safety debate**

There are obvious Safety concerns for all other traffic including cyclists and pedestrians.

These concerns I have, have also recently been expressed by councillor Dave McPherson.. newspaper article.

*Access to Amberfield was a big concern for Councillor Dave Macpherson, who was alarmed to hear Bader Street would be the main route pending a new bridge over Waikato River.*

*Getting there through Dixon Road was longer but preferable, he said.*

*"We shouldn't create a situation where we're pouring a lot of traffic through an area where a lot of young families live."*

<https://i.stuff.co.nz/business/better-business/106814090/first-look-at-citys-southern-face-amberfield-subdivision-pitched-for-hamilton>

Dave Macpherson and my concerns are unfortunately substantiated with the recent deaths we have had on our country roads. I'm sure most councillors will agree with these concerns once they are better informed.

*A man struck and killed in the darkness of a Waikato road was pushing a trolley along the road at the time.*

*He is one of two pedestrians to die on rural roads on the outskirts of Hamilton on Wednesday after another man was killed while out walking his dog.*

<https://i.stuff.co.nz/national/106860650/Man-41-dies-after-being-hit-by-vehicle-on-rural-road-near-Hamilton>

<https://www.nzta.govt.nz/assets/Uploads/High-risk-rural-roads-guide-September-2011.pdf>

Whilst I'm opposed to the development due to the serious roading safety risk to many people including children. I would support the development post the construction of the council approved and budgeted new bridge and the completed construction of the proposed roads that would provide suitable and safe roading via the new bridge access from main arterial routes. This is supported in the

TDG Integrated Transportation Assessment Report and can be deciphered within the below TDG summary.

#### *9. Summary and Conclusions*

*The Amberfield subdivision in Peacockes is planned to accommodate approximately 1,000 households between Peacockes Road and the Waikato River. The main access to the site will be provided by the Peacockes Road-Norrie Street-Bader Street route until the Southern Links infrastructure proposals are commenced, possibly through the HIF.*

*The WRTM in association with 2016 traffic counts has been used to assess how the existing transport network in the study area to the southwest of Hamilton currently operates, how it is expected to operate in the future and the impact of the development of the Amberfield subdivision on the network.*

*The current network is operating acceptably with the exception of the intersections on Ohaupo Road (SH 3) with Dixon Road and Raynes Road where the side roads are performing at a level of service F at peak times. However a new roundabout is proposed on SH3 to resolve the issue at Dixon Road and Raynes Road is likely to be relieved when the Waikato Expressway is completed. The former will allow local traffic to divert from the Bader Street route and the latter will reduce traffic on Ohaupo Road.*

*The Amberfield subdivision could generate unacceptable delays at the Normandy Avenue / Lorne Street intersection towards the completion of the subdivision. However it has been identified that improvements could be implemented to mitigate this effect. They involve*

*the construction of a signalised left turn lane on the southern approach which is expected to be able to be implemented within the current road reserve. If the HIF infrastructure projects, such as the proposed new river bridge and the Wairere Drive extension, are in place before the Amberfield subdivision is completed, the Normandy Avenue / Lorne Street improvements are unlikely to be necessary.*

*If the subdivision is developed prior to the possible HIF upgrading of Peacockes Road, a shared off-road pedestrian and cyclist facility along the rural section of Peacockes Road will be required to ensure safe and efficient operation of the road with the traffic generated by the subdivision. Bus services will also need to be provided once the subdivision has been developed to a level that creates sufficient demand to justify a bus service. Such provision for alternative modes could also trigger lesser effects on access roads from vehicular traffic and reduce the need for mitigation. This can be reviewed as the subdivision progresses and as the status of the HIF is determined.*

*As well as providing safe and efficient transportation links to adjacent areas and the wider network, the subdivision proposal provides an internal network of traffic, cyclist and pedestrian facilities that will ensure convenient and safe accessibility, connectivity and amenity. This will be integrated with the adjacent sections of Peacockes Road which will be upgraded to either a minor arterial or collector road standard depending on the Council's requirements at the time.*

*This report clearly shows there is many logical Health and Safety reasons the right approach is to delay the Amberfield development until the proposed new bridge and roading is in place.*

*Development in the south is inevitable and is positive for the city. Let's do it in a safe and managed way for all existing residents and the future residents (including Amberfield residents) who will want a safe environment for their community. To ensure this we must not rush and we must have safe roading in place.*

*Safe roading is one of the first parts of development infrastructure that needs to future proof any new development. The Amberfield development is trying to cut corners and these corners could have server consequences to the health and wellbeing of many Hamiltonians or our visitors. The Hamilton City councillors need to understand the risk and accept these should they allow the subdivision to proceed without the planned appropriate new roading in place.*

*In summary my note above clearly shows there is significant safety risk to all the residents on route to the development and the risk can be averted by delaying the Amberfield development until the new bridge and roading is constructed.*

*Should the council wish, I'm more than happy to do a letter drop or door knock to the homes on route to see if my views are supported by the residents along the routes. I expect they will be.*

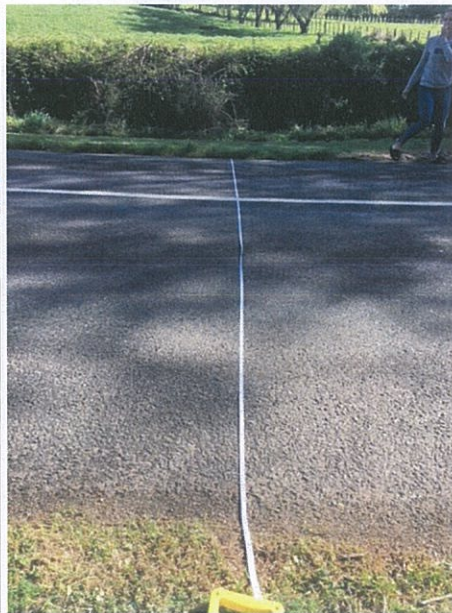
I look forward to presenting my opposed submission to the Council.

Kind regards Allan Westbrook.

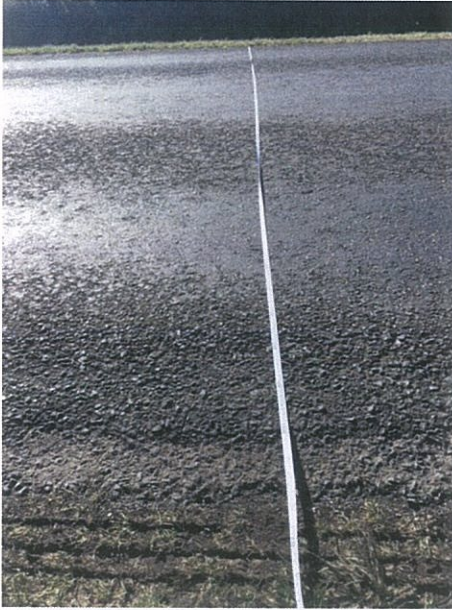
274A Peacockes Road  
RD2 Hamilton 3282  
021 2425114

Below are photos of Peacockes rd showing the a number of things..

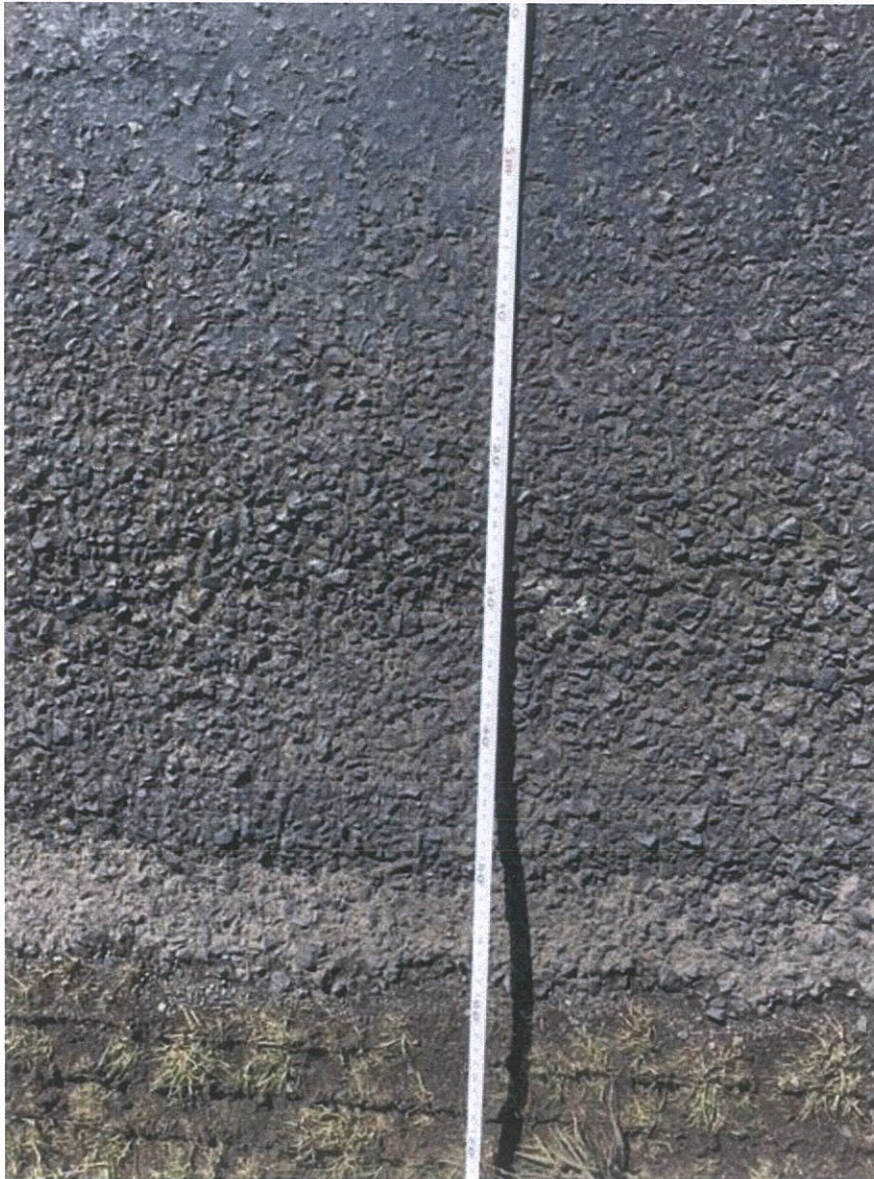
- Super narrow country road width just over 5M ( 2 x maximum truck width – 5M)
- No footpath or cycle lanes
- No centre line in some areas
- Trucks tyres marks off the road
- Many blind and dangerous tight corners for Heavy Vehicles



File No: 10.2018.9853.001  
Allan Francis Westbrook  
Submission 51



File NO: 70.2018.9853.001  
Allan Francis Westbrook  
Submission No: 51



## Sarah Blanchett

---

**From:** Allan Westbrook <Allan.Westbrook@jennian.co.nz>  
**Sent:** Friday, 28 September 2018 10:41  
**To:** 'dave@merestone.co.nz'; Planning Guidance Customer Enquiry  
**Cc:** 'westbrooks'; Allan Westbrook  
**Subject:** Submission for Amberfield RC - Applicant Weston Lea Limited  
**Attachments:** Amberfield Submission Document Westbrook.pdf; RC Submission Westbrook Amberfield.pdf

Hi Dave and Sarah,

Please find attached my RC submission with supporting documentation.

Can you please acknowledge receipt of this email.

Many thanks Allan

**Allan Westbrook** Director

Based in Tauranga, Auckland and Hamilton

M 021 24 25 114

P 07 578 2301 TGA

E Allan.westbrook@jennian.co.nz

**Jennian Homes North Island Ltd (Pending name  
change - Jennian Homes Residential (NZ)  
Limited)**

60A Durham St, Tauranga  
PO Box 13413, Tauranga 3141

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## Submission on a Notified Resource Consent Application

Resource Management Act 1991

OFFICE USE ONLY

File No: 10.2018.9053.001

Submission No: 52

### Submitter's Details

Full name:	Waikato-Tainui		
Address:	4 Bryce Street, Hamilton	Postal code:	3204
Name of agent: (if any)			
Address for service: (if different from above)	PO Box 648, Hamilton 3204		
Work Phone:	078580430	Mobile:	0276282980
Home Phone:		Fax:	
Email:	lorraine.dixon@tainui.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

to (describe the proposal):

for subdivision and land use consents for the Amberfield development

at (address of proposal):

377 - 461 Peacockes Road

PLANNING GUIDANCE  
28 SEP 2018  
TIME .....AM/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](mailto:planning.guidance@hcc.govt.nz)

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

This submission is made by Waikato-Tainui on behalf of Te Whakaitenga o Waikato Incorporated (formerly known as Waikato-Tainui Te Kauhanganui Incorporated) oppose in principle the Application for Subdivision and Land Use Consents of the Amberfield Development Peacocke Hamilton.

Te Whakaitenga o Waikato Incorporated (Waikato-Tainui) is the governing body for the 33 hapuu and 68 marae of Waikato Tainui and manages the assets of Waikato Tainui for the benefit of over 67,000 registered tribal members.

Waikato-Tainui have concerns around the proposed installation of the wastewater pipe under the bed of the Waikato River and the bridge over the Waikato River.

This concern is due to the metaphysical and spiritual importance of the Waikato River, and the abhorrence of wastewater and potential risk and harm to the mauri and mana of the Waikato River. The wastewater pipe and the bridge is in direct violation of giving effect to the Vision and Strategy of the Waikato-Tainui Raupatu (Waikato River) Settlement Act 2010 (The Waikato River Act), as we believe that the wastewater pipe and the bridge activities each require resource consent. This includes any other activity whereby activities that constitutes activating a Resource Consent process described in Section 47 of the Waikato River Act. Council are required to consult with the Waikato River Clean Up Trust (the Trust). Waikato-Tainui believes that this has not occurred.

2. The reasons for my submission are:

While Waikato-Tainui has been invited to attend hui with the Tangata Whenua Working Group (TWWG), the Waikato River Clean Up Trust has not been formally engaged and/or consulted by Council as per the Waikato River Act, Section 70(8). The wastewater pipe that will be placed under the bed of the Waikato River and in both banks of the river requires resource consent as per section 47 of the Waikato River Act. While this is one activity that requires resource consent, we strongly suggest using section 47 of the Waikato River Act as a check list to determine if other resource consents are required. You can find the Waikato River Act at <http://www.legislation.govt.nz/act/public/2010/0024/latest/DLM1630002.html>

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

Any activity pertaining to the Waikato River that is in direct violation of the Vision and Strategy of the Waikato River and/or activates section 47, requires consultation with the Trust prior to any resource consent being approved.

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:

Lorraine Dixon

Digitally signed by Lorraine Dixon  
Date: 2018.09.27 16:36:17 +12'00'

Date: 27/09/2018

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.
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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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## Sarah Blanchett

---

**From:** Lorraine Dixon <lorraine.dixon@tainui.co.nz>  
**Sent:** Friday, 28 September 2018 10:47  
**To:** Planning Guidance Customer Enquiry  
**Cc:** Marae Tukere; Taroi Rawiri; dave@merestone.co.nz  
**Subject:** Submission for the Weston Lea - Amberfield  
**Attachments:** PG A1 Notified Resource Consent Submission Form1.pdf

**Importance:** High

Teena koe,

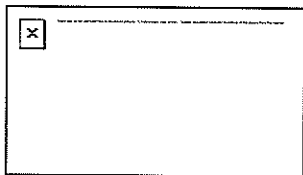
Please find attach a submission on behalf of Waikato-Tainui for the Weston Lea – Amberfield subdivision

Should you have any queries,

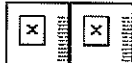
Please do not hesitate in contacting me directly.

Ngaa mihi

Lorraine



**Lorraine Dixon | Project Advisor – Taiao**  
**Mobile:** +64 27 628 2980 | **Tel:** +64 7 858-0430  
**Email:** [lorraine.dixon@tainui.co.nz](mailto:lorraine.dixon@tainui.co.nz) | **Web:**  
[www.waikatotainui.com](http://www.waikatotainui.com)  
**Address:** PO Box 648, Level 2, 20 Alma Street, Hamilton 3204



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Please contact Waikato-Tainui for more information.

## Submission on a Notified Resource Consent Application

Resource Management Act 1991

OFFICE USE ONLY

File No: 10.2018.9853.001

Submission No: 53

### Submitter's Details

Full name:	<input type="text" value="Stephen Hamilton"/>		
Address:	<input type="text" value="23 Alan St Palmerston North"/>	Postal code:	<input type="text" value="4414"/>
Name of agent: <i>(if any)</i>	<input type="text"/>		
Address for service: <i>(if different from above)</i>	<input type="text"/>		
Work Phone:	<input type="text"/>	Mobile:	<input type="text" value="0212625410"/>
Home Phone:	<input type="text"/>	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  
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1. The particular parts of the application I support/oppose/in neutral to (delete as many as relevant) are:

I strongly oppose the subdivision development as described in the Resource consent application by Weston Lea Ltd.

2. The reasons for my submission are:

I believe the development as planned is too close to the river edge and will have a severe deleterious effect on wildlife along the river corridor. In particular, street lighting, housing and traffic activity will impact the native bat colonies which are thriving in Hammond Bush, directly across the river from the development. As a former resident of Riverlea, and past Chairperson and founding member of the Riverlea Environment Society Inc., I am aware of the effort that has gone into improving the natural environment on the Riverlea side of the Waikato River and the hard work of residents and others to protect Hammond Bush and its flora and fauna, including the native bats. If Weston Lea Ltd are allowed to undertake the Amberfield development as proposed, I believe there will be severe negative consequences for Hammond Bush, including loss of biodiversity and the potential loss of the bat colonies due to light and noise pollution.

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

The HCC must ensure that there is a sufficient natural buffer to ensure the Amberfield development does not have a negative impact on the Waikato River green corridor.

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:

Stephen Hamilton

Digitally signed by Stephen Hamilton  
Date: 2018.09.28 10:44:00 +12'00'

Date: 28 September 2018

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

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## Sarah Blanchett

---

**From:** Stephen Hamilton <drstephenhamilton@gmail.com>  
**Sent:** Friday, 28 September 2018 10:49  
**To:** Planning Guidance Customer Enquiry  
**Cc:** Riverlea Environment Society  
**Subject:** Amberfield RC submission attached  
**Attachments:** Dr Hamilton HCC Submission.pdf

Stephen Hamilton PhD  
Consultant Archivist | Historian | Academic Editor  
23 Alan St  
Palmerston North 4414  
New Zealand  
T.+64(0)21 262 5410  
[drstephenhamilton@gmail.com](mailto:drstephenhamilton@gmail.com)

His Creed, the Sanctity of Evidence; his Task, the Conservation of every scrap of Evidence attaching to the Documents committed to his charge. Hilary Jenkinson, *The English Archivist: A New Profession* (1948)

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## Submission on a Notified Resource Consent Application

Resource Management Act 1991

OFFICE USE ONLY

File No: 10.2010.9853.001

Submission No: 54

### Submitter's Details

Full name:	<input type="text" value="Giselle Margaret Byrnes"/>		
Address:	<input type="text" value="23 Alan St"/>	Postal code:	<input type="text"/>
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="0212625808"/>
Home Phone:	<input type="text"/>	Fax:	<input type="text"/>
Email:	<input type="text" value="hamilton.byrnes@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):

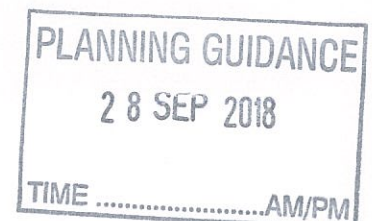
at (address of proposal):

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Phone: 07 838 6699

#### Questions?

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weekdays 8am – 4.45pm Email: [planning.guidance@hcc.govt.nz](mailto:planning.guidance@hcc.govt.nz)



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I believe the development as planned is too close to the river edge and will have a severe deleterious effect on wildlife along the river corridor. In particular, street lighting, housing and traffic activity will impact the native bat colonies which are thriving in Hammond Bush, directly across the river from the development.

As a former resident of Riverlea, and founding member of the Riverlea Environment Society Inc., I am aware of the effort that has gone into improving the natural environment on the Riverlea side of the Waikato River and the hard work of residents and others to protect Hammond Bush and its flora and fauna, including the native bats.

If Weston Lea Ltd are allowed to undertake the Amberfield development as proposed, I believe there will be severe negative consequences for Hammond Bush, including loss of biodiversity and the potential loss of the bat colonies due to light and noise pollution.

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

The HCC must ensure that there is a sufficient natural buffer to ensure the Amberfield development does not have a negative impact on the Waikato River green corridor.

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:

*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

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](mailto:planning.guidance@hcc.govt.nz)

## Sarah Blanchett

---

**From:** hamilton.byrnes <hamilton.byrnes@gmail.com>  
**Sent:** Friday, 28 September 2018 13:28  
**To:** Sarah Blanchett  
**Subject:** RE: Weston Lea Development of Amberfield

Hi Sarah, my apologies, we should have ticked no to both those questions.  
Regards  
Stephen

Sent from my Samsung Galaxy smartphone.

----- Original message -----

**From:** Sarah Blanchett <Sarah.Blanchett@hcc.govt.nz>  
**Date:** 28/09/18 12:50 PM (GMT+12:00)  
**To:** Giselle Byrnes + Stephen Hamilton <hamilton.byrnes@gmail.com>  
**Subject:** RE: Weston Lea Development of Amberfield

Hi Giselle & Stephen,

Thank you for your email and attached submission form.

You will receive a formal acknowledgement in due course.

**Please could you advise us of the following regarding your submission;**

- 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

Please feel free to contact me directly if you have any questions.

Kind regards,

**Sarah Blanchett**  
Administration Support Officer | Planning Guidance

DDI: 07 838 6914 | Email: [sarah.blanchett@hcc.govt.nz](mailto:sarah.blanchett@hcc.govt.nz)



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**From:** Giselle Byrnes + Stephen Hamilton <[hamilton.byrnes@gmail.com](mailto:hamilton.byrnes@gmail.com)>  
**Sent:** Friday, 28 September 2018 10:53 AM  
**To:** Planning Guidance Customer Enquiry <[Planning.Guidance@hcc.govt.nz](mailto:Planning.Guidance@hcc.govt.nz)>  
**Subject:** Weston Lea Development of Amberfield

Submission attached

--

Giselle Byrnes + Stephen Hamilton

Please consider the environment before printing this e-mail.

## Submission on a Notified Resource Consent Application

Resource Management Act 1991

OFFICE USE ONLY

File No: 10.2018.9853.001

Submission No: 55

### Submitter's Details

Full name:	Selwyn June		
Address:	58 Waterford Rd, Hamilton	Postal code:	3206
Name of agent: (if any)			
Address for service: (if different from above)			
Work Phone:		Mobile:	
Home Phone:	8433066	Fax:	
Email:			

### Submission Details

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

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

on the application made by (name of applicant):

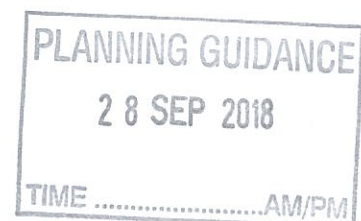
Weston Lea Limited

to (describe the proposal):

Land Use and Subdivision Applications

at (address of proposal):

337-461 Peacockes 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](mailto:planning.guidance@hcc.govt.nz)

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

See attached.

2. The reasons for my submission are:

See attached.

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

See attached.

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*

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SUBMISSION ON A PUBLICLY NOTIFIED RESOURCE CONSENT APPLICATION  
Resource Management Act 1991

TO: The Planning Guidance Manager, Hamilton City Council, Private Bag 3010, Hamilton

SUBMITTER'S DETAILS:

Selwyn JUNE  
58 Waterford Road Hamilton 3206 Phone: (07) 843 3066

SUBMISSION DETAILS:

I **oppose** parts or all of the application of the Resource Consent on the application made by made by Weston Lea Limited to subdivide land at 337-461 Peacockes Road, Hamilton.

ADDITIONAL DETAILS:

1. The particular parts of the application I oppose are:

- 1.1. The inadequate provision for safe and efficient road access to the proposed subdivision in the initial period of the development, when the proposed arterial access roads, including a bridge over the Waikato River, have not been constructed.

2. The reasons for my submission are:

- 2.1. A lack of consideration has been given to negative impacts of increased road traffic on the activities, safety and wellbeing of local residents, schools and businesses. The AEE has not considered the impact of additional light and heavy traffic along the proposed access roads on residents and on people using a day care centre, a kohanga reo, two busy shopping centres, bus stops, and a playing field. The roads would become more dangerous for cyclists. As well, Bader Street and Norrie Street and neighbouring streets in particular are home to many children who are often seen playing on the street and walking to and from their primary and secondary schools. There are only two pedestrian crossings on all of these access roads and no more are planned (c.f. City Council proposed mitigation measures). These crossings would be inadequate with additional traffic, including heavy trucks.
- 2.2. The impacts of heavy vehicles associated with the proposed subdivision development on the local roads has not been described or considered adequately. These roads are not designed for heavy traffic as their condition and configuration shows. The cartage of bulk sand supplies into the area for building platforms has apparently been ignored.
- 2.3. There has been no direct consultation with people who live along the local residential streets which would be affected by increased traffic in their neighbourhoods. Consultation has been inadequate.
- 2.4. The mitigation measures proposed by the City Council for the local access roads (Bader, Norrie, Peacocks, Waterford and Dixon) to be used by subdivision residents

and construction traffic are superficial and inadequate. In particular, they would not result in wider carriage ways, or provide adequate road parking space, or improve the safety of pedestrians crossing these roads, or improve the sharp corner on Peacockes Road near the junction with Norrie Street.

- 2.5. No timetable has been confirmed for these proposed mitigation measures. Therefore, it is uncertain whether they would be completed before development began.
- 2.6. Traffic volume counts used in the AEE are out of date. In the past two years there has been substantially increased traffic through Bader /Norrie / Peacockes / Waterford/ Dixon roads. This increase appears to be associated with new subdivisions in the Dixon Road area and the behaviour of because motorists from SH3 attempting to avoid traffic congestion on Ohaupo Road by using Dixon, Waterford/Bader streets to get to central Hamilton. These recent increases in traffic movements have not been taken into account.
- 2.7. The subdivision relies on the public provision of roading infrastructure, however, there is no definite timetable for this provision, costings have not been completed, resource consents have not been obtained and funding has not been secured. This means that existing services such as road access could have to be relied upon for a substantial period, further overloading them.
3. The decision I wish the Council to make is:
- 3.1. Decline the application.
- 3.2. Allow the application to be resubmitted if and when the Southern Links arterial access roading and bridge infrastructure that is to service the proposed subdivision is in place.
- 3.3. Require the applicant to provide updated measurements and projections of traffic movement through existing residential streets for the period leading up to the provision of the Southern Links arterial road network, and to revise the assessment of effects and proposed mitigation measures accordingly.

Signature:

  
(S R June)

Date: 27 September 2018

**Sarah Blanchett**

---

**From:** Elizabeth <elizabethhamilton@yahoo.com>  
**Sent:** Friday, 28 September 2018 12:21  
**To:** Planning Guidance Customer Enquiry  
**Cc:** dave@merestone.co.nz  
**Subject:** Submission on a Notified Resource Consent Application

Resource Management Act 1991

**SUBMITTER'S DETAILS**

Elizabeth K.M.Hamilton  
20 Johnsvie Tce  
Hamilton 3216  
Ph:07 8569692  
Mob: 021 0889 4756  
elizabethhamilton@yahoo.com

**SUBMISSION DETAILS**

I oppose a part of the resource consent on the application made by Weston Lea Ltd  
To build a housing development Amberfield  
At Peacocks Road, opposite Riverlea.

1. The part I oppose is:

Weston Lea Ltd have already incorporated in their plan, an area of planting between the bank of the river and the road and housing. However, the issue is that the area needs to be much greater.

2. The reasons for my submission are:

The crucial area requiring a larger area of bush is the piece opposite Hammond Bush because this is the site of a colony of short tailed bats which are an highly endangered native species. Hammond Bush is barely able to sustain them and they previously have always been able to forage among the trees and bushes of the proposed Amberfield area.

In addition, the bats, being nocturnal, hate light and also noise.

We have a pitiful record of considering the plight of our endangered species. These bats will be doomed to extinction if we deprive them of yet another habitat.

Everyone will benefit in many ways from having a forest reserve added to the resources of the city e.g. visual impact from the other bank, a recreational resource for walking, cycling etc.

3. The decision I wish the Council to make is:

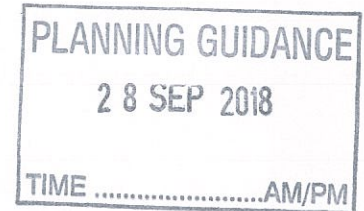
A greater and much wider area of native bush to stretch from the lower end of Malcolm Street to opposite the mouth of the Mangaonua River to act as a buffer for noise and light and replace the habitat lost to the bats.

Specialist conservationists will be able to assess the area needed to meet the needs of the bats.

We can follow the example of the Hamilton Airport who chose to locate a new runway where it would not affect the bats.

I wish to be heard in support of my submission. YES

If others make a similar submission I will consider making a joint case with them at a hearing.



Elizabeth Hamilton  
28/9/2018

Sent from my iPad

## Submission on a Notified Resource Consent Application

Resource Management Act 1991

OFFICE USE ONLY

File No: 10.2018.9853.001

Submission No: 57

### Submitter's Details

Full name:	Cambridge Road Community Kindergarten		
Address:	218 Cambridge Road Hamilton	Postal code:	3216
Name of agent: (if any)			
Address for service: (if different from above)			
Work Phone:	07 8560127	Mobile:	
Home Phone:		Fax:	
Email:	crck@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):

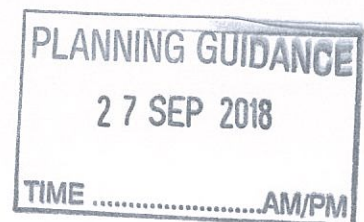
Weston Lea Limited

to (describe the proposal):

'Amberfield' development

at (address of proposal):

Peacocks 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](mailto:planning.guidance@hcc.govt.nz)

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

We oppose the residential develop so close to the rivers edge and across the river from our precious bit of nature on our back door step, Hammond Park.

2. The reasons for my submission are:

Hammond Park is precious to us, we visit this area every Friday to give the kindergarten children an amazing experience of learning about nature in nature. How can we teach our children to care for the environment if a place that is so special to them is so affected by housing development. We believe that children are key to future sustainability and conservation, they need to experience ways to care for their environment. If children see that care is taken by developing substantial forest on the opposite side of the river we have given them an experience that the long-tailed bat and other biodiversity is important and worth saving.

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

We fully support the need for substantial forest development in the 'Amberfield' 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:

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

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#### 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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## Sarah Blanchett

---

**From:** Cambridge Road Community Kindergarten <crck@xtra.co.nz>  
**Sent:** Wednesday, 10 October 2018 11:28  
**To:** Sarah Blanchett  
**Subject:** RE: Submission

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Sarah

Sorry for the delay in getting back to you, but I am on term break.... I'm not overly keen to present my submission but I have been approached by Riverlea Environment Society to put together a video presentation representing the children and teachers at Cambridge Road community kindy, we will do that early in the term.

Kind Regards  
Linda Joynes

*Cambridge Road Community Kindergarten*



218 Cambridge Road,  
Hillcrest,  
Hamilton  
Ph: 07 856 0127  
<http://www.cambridgeroadkindergarten.org.nz>

---

**From:** Sarah Blanchett [mailto:Sarah.Blanchett@hcc.govt.nz]  
**Sent:** Tuesday, 2 October 2018 4:28 PM  
**To:** Cambridge Road Community Kindergarten <crck@xtra.co.nz>  
**Subject:** RE: Submission

Hi Linda,

Thank you for your email and attached submission form.

Could you please confirm the following;

- Do you wish to be heard in support of your submission?
- If others make a similar submission you will consider presenting a joint case with them at a hearing?

You will receive a formal acknowledgement in due course.

Please feel free to contact me directly if you have any questions.

Kind regards,

**Sarah Blanchett**

Administration Support Officer | Planning Guidance

DDI: 07 838 6914 | Email: [sarah.blanchett@hcc.govt.nz](mailto:sarah.blanchett@hcc.govt.nz)



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---

**From:** Cambridge Road Community Kindergarten <[crck@xtra.co.nz](mailto:crck@xtra.co.nz)>

**Sent:** Tuesday, 2 October 2018 4:19 PM

**To:** Sarah Blanchett <[Sarah.Blanchett@hcc.govt.nz](mailto:Sarah.Blanchett@hcc.govt.nz)>

**Subject:** Submission

Thank you for the opportunity to make our submission

Kind Regards

Linda Joynes

*Cambridge Road Community Kindergarten*



218 Cambridge Road,  
Hillcrest,  
Hamilton

Ph: 07 856 0127

<http://www.cambridgeroadkindergarten.org.nz>

## Submission on a Notified Resource Consent Application

Resource Management Act 1991

OFFICE USE ONLY

File No: 10.2018.9853.001

Submission No: 58

### Submitter's Details

Full name:	<input type="text" value="Cycle Action Waikato"/>		
Address:	<input type="text" value="Hamilton"/>	Postal code:	<input type="text" value="3204"/>
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="0275018802"/>
Home Phone:	<input type="text"/>	Fax:	<input type="text"/>
Email:	<input type="text" value="cawaikato@can.org.nz"/>		

### Submission Details

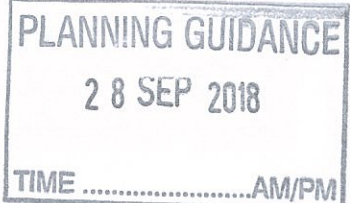
I/we ☒ **support** parts or all of ☒ **oppose** parts or all of ☐ in **neutral** to parts or all of  
(tick as many as relevant)

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

on the application made by (name of applicant):

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](mailto:planning.guidance@hcc.govt.nz)

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

Refer to attached information

2. The reasons for my submission are:

Refer to attached information

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

Refer to attached information

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: 28/09/2018

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

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#### **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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Submission for Resource Consent application by Weston Lea Limited for Land Use and Subdivision applications at 337-461 Peacockes Road, Hamilton.

The following submission is on behalf of Cycle Action Waikato, cawaikato@can.org.nz.

Cycle Action Waikato is a collective of cyclists from Hamilton and the Waikato who are passionate to see the region become a safe and attractive place for people on bikes of all ages and skill sets. CAW believe that by encouraging more people on to bikes during their day to day lives the city and region will benefit, through improved health, reduced congestion and better lifestyle. To encourage more people of all ages on to bikes the status quo needs challenging when considering and promoting healthy modes of transport.

**CYCLE ACTION WAIKATO SUPPORTS THE FOLLOWING:**

1. CAW supports the typical cross section for Amberfield minor arterial roads with the 3.0m shared path for people cycling and walking. This provides a safe and accessible route for vulnerable healthy transport users separate from vehicle traffic.
2. CAW supports the cycle path network on Figure 19 of the ITA (appendix I), and *recommends* conditions requiring the off-road cycle path in Figure 20 be extended all the way along Peacockes Road, through the roundabout at Waterford Rd, to Norrie St as noted below. The alternative access north should be considered if it can provide a more accessible route with grades suitable for all users.
3. CAW supports the use of the shared path in Section 4.6 and Figure 20 of the ITA, and the provision of lighting for safety and security at night.
4. CAW supports the comment in Section 8.5 that even minor enhancements that promote healthy transportation use will have a large impact on reducing vehicle congestion in and out of Amberfield. CAW *recommends* conditions that require these enhancements be implemented in the early stages of the design, to reduce the need for retrofitting at a later date. Early inclusion of these measures will help facilitate the adoption of healthy modes of transport by the first occupants of Amberfield.
5. CAW supports the implementation of side road intersection treatments off Peacockes Road in Figure 23, giving priority to vulnerable users crossing the side roads.

**CYCLE ACTION WAIKATO OPPOSE THE FOLLOWING:**

1. CAW opposes the roundabout design at Peacockes Rd/Waterford Rd where people biking are required to share with people driving. CAW *recommends* conditions requiring safe separated paths for people biking and walking to navigate the roundabout.

Submission for Resource Consent application by Weston Lea Limited for Land Use and Subdivision applications at 337-461 Peacockes Road, Hamilton.

2. CAW opposes the proposal to place all people on bicycles on Peacockes Road with ALL vehicle traffic between the Peacockes Rd traffic island and the shared off-road path heading into Weston Lea Drive, as shown in Figure 22. The proposed treatment serves to isolate any commuters wishing to take an alternative mode of transport to or from the development. CAW *recommends* conditions requiring a separated shared path in this area, to help people on bicycles move safely through and past the proposed roundabout.
3. CAW opposes the "Local Road with Cycle Lanes: 20m", 18A of the ITA. CAW *recommends* a separate off-road shared path for people walking and people biking to encourage healthy transport use - including children and the elderly - who may not feel safe or confident cycling on roads next to vehicle traffic.

**CYCLE ACTION WAIKATO ALSO PROPOSE THE FOLLOWING:**

1. CAW *recommends* that the alternative modes mitigation, mentioned in Section 8.5, be considered the baseline for transportation choice. The benefits of a higher, earlier uptake in alternative modes of transport will benefit the development and the city together. Encouraging a change in modal use at a later date may prove a much harder task than anticipated.
2. CAW *recommends* conditions requiring the development of the Cycleway / Walkway bridge across the Waikato River from the Peacockes Area to the Hamilton Gardens, noted in 3.2 Peacockes Structure Plan, Figure 12: "Proposed Roding Network Contained Within Structure Plan".
  - o This connection would open up an additional healthy transport route to a larger part of the city, reducing the pressure on the existing Peacockes Rd/Bader St network.
3. CAW *recommends* the local roads with cycle lanes (18A) are modified to use off-road shared paths to help keep healthy transport users completely separate from people in cars and encourage high uptake of healthy transport options in and around the Amberfield and wider Peakcocks area.
4. CAW *recommends* the exception made on Page 54 of the ITA becomes a requirement, "modifying the collector road standard to provide....shared paths instead of on-road cycle lanes."
5. CAW *recommends* conditions requiring a shared use path along the external cycle links corridor noted in red on Figure 19 of the ITA and noted in grey as "Future North / South Arterial" in Figure 22. This connection would direct healthy transportation users away from the Peacockes Rd/ Waterford Rd roundabout, providing a safer route to Cobham Dr Bridge and access to the hospital, CBD and Hamilton East along existing healthy transport routes.

Submission for Resource Consent application by Weston Lea Limited for Land Use and Subdivision applications at 337-461 Peacockes Road, Hamilton.

6. CAW *recommends* conditions that require all local minor park edge roads, Figure 18B of the ITA, incorporate a shared path on the park side of the road to allow complete access to the open space facilities by all users.

CAW supports the development of new areas within Hamilton City and suggests that the Amberfield development can become a great model for the city's commitment to healthy transport options, with the results benefiting community health, roading infrastructure cost reductions, and decreased vehicle traffic congestion to, from, and within the area.

CAW *recommends* conditions requiring collaboration with community groups such as Cycle Action Waikato and Living Streets Hamilton throughout the detailed design stage of the development.

**Sarah Blanchett**

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**From:** Cycle Action Waikato <cawaikato@can.org.nz>  
**Sent:** Friday, 28 September 2018 12:48  
**To:** Planning Guidance Customer Enquiry  
**Cc:** dave@merestone.co.nz; cawaikato@can.org.nz  
**Subject:** Weston Lea Limited Resource Consent - Cycle Action Waikato Submission  
**Attachments:** Adare - Submission Form.pdf; Weston Lea Limited Amberfield Resource Consent - Cycle Action Waikato Submission additional information.pdf

Please find attached submission form and additional information from Cycle Action Waikato for the above resource consent application.

Thank you



Department of  
Conservation  
*Te Papa Atawhai*

DOCM-5440222

28 September 2018

Hamilton City Council  
Private Bag 3010  
Hamilton 3240

Dear Sir/Madam

**Weston Lea Limited – Notified Application for Land Use and Subdivision Resource Consents for 337-461 Peacockes Road, Hamilton (Amberfield)**

Please find enclosed the submission by the Director-General of Conservation in respect of the notified applications for the land use and subdivision consents by Weston Lea Limited. The submission identifies the Director-General's concerns, which relate to potential effects on freshwater and terrestrial ecosystem values held by the Director-General of Conservation.

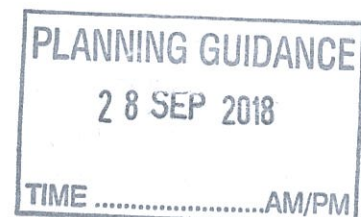
As the application documents do not contain sufficient information to assess the mitigation methods to be used for the potential negative effects on long-tailed bats, herpetofauna and freshwater values, the Director-General is unable to support this application. The Director-General is not opposed to working collaboratively with the applicant and other parties to understand and mitigate the negative effects associated with the proposed activities.

Please contact Jacob Williams (RMA Planner) in the first instance if you wish to discuss any of the matters raised in this submission (email [jwilliams@doc.govt.nz](mailto:jwilliams@doc.govt.nz) or phone 027 578 4094).

Yours sincerely

A handwritten signature in black ink, appearing to read 'Ray Scrimgeour'.

Ray Scrimgeour  
Operations Manager  
Waikato



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***Submission on applications for publicly notified resource consents for land use and subdivision – Amberfield.***

***Resource Management Act 1991***

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**To:** Hamilton City Council.

**Name of submitter:** Lou Sanson, Director-General of Conservation.

**Applicant:** Weston Lea Limited.

**Submission on:** Amberfield subdivision.

**Application numbers:** 10.2018.00009853.001 & 11.2018.00006695.001.

**Trade competition:** I am not a trade competitor for the purposes of section 308B of the Resource Management Act 1991.

**My submission relates to:** The whole application, but in particular the parts relating to the effects on freshwater and terrestrial ecosystems.

**My submission is:** I oppose the application in part.

**Director-General's interest in the application**

1. The Director-General of Conservation ('the Director-General') has all the powers reasonably necessary to enable the Department of Conservation ('the Department') to perform its functions.<sup>1</sup> A function of the Department is to advocate the conservation of natural and historic resources generally.<sup>2</sup> Section 2 of the Conservation Act 1987 defines 'conservation' to mean *'the preservation and protection of natural and historic resources for the purpose of maintaining their intrinsic values, providing for their appreciation and recreational enjoyment by the public, and safeguarding the options of future generation'*.
2. The decisions sought in my submission are required to ensure that the proposed development recognises and provides for the matters of national importance listed in Section 6 of the Resource Management Act 1991 (the Act) and to have particular regard to the other matters in

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<sup>1</sup> Refer section 53 Conservation Act 1987

<sup>2</sup> Refer section 6(b) Conservation Act 1987

Section 7 of the Act, as well as promoting sustainable management of natural and physical resources.

#### **Summary of the Director General's concerns**

1. The proposed development site contains some high conservation values including: as a roosting (including maternity roosts), foraging, and commuting habitat for the nationally critical long-tailed bat, lizard species such as the copper skink and their habitats, and freshwater values in the downstream environment (Waikato River).
2. The proposed subdivision and land use activities have the potential to adversely affect long-tailed bats, freshwater, and herpetofauna values at the site and within the surrounding landscape. No certainty is provided in the application to satisfy the Director-General's concerns (as laid out below). The proposed development will have a potentially significant impact on the habitat of long-tailed bats in an area where their habitat is highly restricted. The disturbance from the proposed activities will result in the loss of potential maternity and other roost trees, reduce the available roosting and foraging habitat and limit the connectivity of the remaining suitable bat habitat in the surrounding area potentially rendering habitat unavailable. There is also the potential for the proposed developments to have a negative impact on lizard species located within the proposed development site. Limited information has been presented by the applicant regarding the watercourses located at the site and the potential effects of the proposed activities in the downstream environment. It is acknowledged that currently the conservation values of the watercourses are low, however this does not preclude the potential for them to be restored and support higher values into the future.

#### **My reasons for submission are that:**

3. The proposed subdivision and landuse activities have the potential to cause negative effects on the freshwater values through the proposed instream works and effects of sediment entering watercourses. The proposal will result in the loss of about 250 metres of intermittent and ephemeral watercourses.
4. I understand that there is proposed enhancement of the watercourses on the site which will be detailed in a stream mitigation plan. This plan has not been provided with the application and there is no certainty on what it contains. It is therefore difficult to assess its adequacy at mitigating the potential effects of the proposed activity on the freshwater values.

5. There may be the potential for sediment to enter the water courses on the site during storm events and earthmoving activities which will have negative impacts on the freshwater values in the downstream environment (the Waikato River).

6. There is strong policy direction in the Hamilton City Council District Plan to avoid adverse effects on Significant Natural Areas (Policy 20.2.1d, 20.2.1e, 20.2.1f, 20.2.1g, 20.2.1j, 20.2.1k, 20.2.1n). These policies give effect to policies 11.1 and 11.2 in the Waikato Regional Council Regional Policy Statement and implement the District Plan objective 20.2.1:

*"Significant Natural Areas are protected, maintained, restored and enhanced"*

Given the policy direction in the Hamilton City Council District Plan, the negative effects associated with the proposed landuse and subdivision activities on the long-tailed bat population should be avoided, remedied, or offset

7. The site is used as a commuting and foraging corridor for long-tailed bats and the impacts of the proposal are likely to be very high on the local long-tailed bat population. The proposed subdivision and landuse activities mostly avoid the mapped Significant Natural Areas alongside the Waikato River riparian margin, however the effects of the proposed activities will likely have a negative effect on the habitat of long-tailed bats in the vicinity of the proposed development with potential consequences for the long-term viability of the population. The applicant states that the disturbance from the proposed activities will likely make the site, in effect, permanently impermeable to bats. I agree with this assessment and note that it is possible that the loss of habitat may lead to a local extinction particularly in conjunction with the proposed future development in the Peacockes Structure Plan area. Previous studies have identified reduced bat occupancy in parts of Hamilton with more intensive urbanisation, lighting, and noise, therefore it is likely that the proposed development will have a large negative effect on the local bat population.

8. The applicant has stated that the trees located at the site are unlikely to be frequently used as roost sites. I disagree with this statement and note that more survey work would be required to qualify this.

9. I understand there is some additional work being undertaken to identify areas in the South Hamilton area to off-set or compensate for the potential effects of the proposed activities on

the local long-tailed bat population through the development of a bat management plan. There is no certainty on what this management plan contains. Without seeing this plan, it is difficult to assess the effectiveness of any mitigation offsetting or compensation that could potentially be used in support of the application.

10. The application documents discuss the mitigation of potential negative effects on herpetofauna through the use of a Lizard Management Plan. This plan has not been provided with the application and I understand that it will be developed in conjunction with an application for a Wildlife Act Authority. There is no certainty on what the Lizard Management Plan contains. It is difficult to assess the proposed mitigation without seeing the Lizard Management Plan and therefore its adequacy at mitigating the potential effects associated with the proposed activities.
11. The information provided with the application is insufficient to determine the potential effects that the proposed development will have on any lizards present at the site. A lizard survey has not been undertaken by the applicant. The applicant does not provide any evidence that the proposed vegetation planting will have a net benefit for lizards located at the site. The applicant has assessed the impact of the proposed activities has having a very low ecological effect on lizards. I disagree with the statement. The scale and nature of the proposed activities may cause the loss of any resident lizard species at the site.

**The Director-General seeks the following decisions from the consent authority:**

12. I seek the following:
  - a) That the consent authority **declines the applications** unless suitable conditions are imposed such as, but not limited to, requiring the applicant to engage and consult with the Department regarding the development of a Bat Management Strategy, Stream Management Plan, Lizard Management Plan; and,
  - b) Suitable conditions are imposed to ensure that any Bat Management Strategy developed contains, but is not limited to: quantitative outcomes for the maintenance and enhancement of the Hamilton South long-tailed bat population, the identification of an area, or areas, of bat roosting habitat and associated commuting corridors, a legal means of protecting these areas as ongoing bat habitat, the specification of management and other activities including pest management, vegetation restoration, and further survey work to identify potential roost trees; and,

- c) Suitable conditions are imposed to ensure that any on-site mitigation for the negative effects on bats include, but is not limited to: the retention of any bat feeding, commuting, and potential roosting habitats with effective buffering vegetation between them and the proposed housing, bat sensitive lighting design with appropriate monitoring, ongoing revegetation, noting that there are no, or unlikely to be any, mitigation available to address effects on bats in the short term; and,
- d) Suitable conditions are imposed to ensure that any Stream Mitigation Plan developed contains, but is not limited to, suitable stream restoration objectives, a comprehensive monitoring programme including water quality standards as triggers; and,
- e) Suitable conditions are imposed to ensure that there will be no change in instream clarity in the Waikato River between upstream and downstream of the site during construction; and,
- f) Suitable conditions are imposed to ensure that any Lizard Management Plan developed requires, but is not limited to: a baseline lizard survey undertaken by a suitably qualified herpetologist, a detailed planting plan that with relevant objectives to create lizard habitat that will benefit the local lizard population and ongoing monitoring; and,
- g) Such other relief as may be necessary and appropriate to address my concerns.

**I wish to be heard** in support of my submission.

If others make a similar submission, I will consider presenting a joint case at hearing.

A copy of this submission has been served on the applicant.



.....  
Ray Scrimgeour  
Operations Manager  
Waikato  
Acting pursuant to delegated authority

Date: 28<sup>th</sup> September 2018

**Address for service:**  
RMA Shared Services  
Department of Conservation  
Private Bag 3072  
Hamilton 3240  
Attn: Jacob Williams, 027 578 4094

Note: A copy of the Instrument of Delegation may be inspected at the Director-General's office at Conservation House Whare Kaupapa Atawhai, 18/32 Manners Street, Wellington 6011.

**Sarah Blanchett**

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**From:** Jacob Williams <jwilliams@doc.govt.nz>  
**Sent:** Friday, 28 September 2018 12:50  
**To:** Planning Guidance Customer Enquiry  
**Cc:** Victoria Tumai  
**Subject:** Director-General of Conservation - Submission - Amberfield  
**Attachments:** Director-General of Conservation - Submission - Amberfield.pdf

Good afternoon,

Please find attached a copy of the Director-General of Conservation submission on the landuse and subdivision consent applications by Weston Lea Limited for the Amberfield development.

I would be grateful if you could please acknowledge the receipt of this submission.

Kind regards,

Jacob Williams

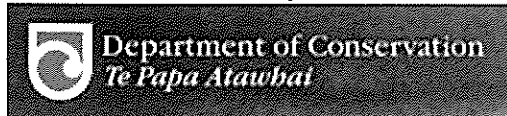
Resource Management Planner

Department of Conservation - *Te Papa Atawhai*

Level 3, 73 Rostrevor Street, Hamilton

1: +64-027-578-4094

Conservation leadership for our nature *Tākina te hī, Tiakina, te hā o te Āo Tūroa*



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## Submission on a Notified Resource Consent Application

Resource Management Act 1991

OFFICE USE ONLY

File No: 10.2018.9853.00

Submission No: 60

### Submitter's Details

Full name:

TE HAA O TE WHENUA O KIRIKIRIROA

Address:

PO BOX 13054

Postal code: 3251

Name of agent:

(if any)

RAWIRI BIDOIS (MANAGER)

Address for service:

(if different from above)

7816 Bruntwood Rd, Tamahere, Hamilton 3283

Work Phone:

/

Mobile:

027 244 2179

Home Phone:

/

Fax:

/

Email:

rawiribidois@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):

THE JOINT LAND USE & SUBDIVISION APPLICATIONS

at (address of proposal):

AT 377-461 PEACOCKES ROAD, HAMILTON

PLANNING GUIDANCE

28 SEP 2018

TIME .....AM/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](mailto:planning.guidance@hcc.govt.nz)

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

All

2. The reasons for my submission are:

THANK supports this development, because of the successful consultation it has undertaken with the MANA WHENUA over the last year or so. As a consequence of the consultation, appropriate mitigatory measures regarding EWI issues have been provided for adequately.

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

To Grant the Consent

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

☐ Yes

☒ No

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

☐ Yes

☒ No

I have attached additional information in support of my submission:

☐ Yes

☒ No

Signature of submitter:

Date: 28 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](http://www.mfe.govt.nz)

#### 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](mailto:planning.guidance@hcc.govt.nz)

28 Sept 2018

## Sarah Blanchett

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**From:** Rawiri Bidois <rawiribidois@gmail.com>  
**Sent:** Friday, 28 September 2018 13:06  
**To:** Planning Guidance Customer Enquiry  
**Subject:** Weston Lea Ltd 2018/9853  
**Attachments:** JN239 Weston Lea Ltd Peacockes.pdf

Tena koe,

I Rawiri Bidois, Manager of 'Te Ha O Te Whenua O Kirikiriroa' having been authorised at its hui dated 27 September 2018, submit the attached in respect of the Weston Lea Ltd application 2018/9853 regarding the development at 337-461 Peacockes Rd.

I will forward to Weston Lea Ltd.

Nga mihi

Rawiri Bidois

Manager

Te Ha O Te Whenua O Kirikiriroa (THAWK)