

IN THE ENVIRONMENT COURT
AT AUCKLAND

I TE KŌTI TAIAO O AOTEAROA
KI TĀMAKI MAKĀURAU

Decision [2021] NZEnvC 111

IN THE MATTER OF	the Resource Management Act 1991 (RMA)
AND	of appeals under to s 120 of the RMA
BETWEEN	WESTON LEA LIMITED (ENV-2019-AKL-308) Appellant
AND	DIRECTOR-GENERAL OF CONSERVATION (ENV-2019-AKL-310) Appellant
AND	HAMILTON CITY COUNCIL Respondent

Court: Judge J A Smith
Commissioner S K Prime
Commissioner A P Gysberts

Hearing: 16 – 17 June 2021

Appearances: MJ Doesburg for Weston Lea Limited (**Weston Lea**)
M Mackintosh for Hamilton City Council (**the Council**)
V Tumai and M Hooper for the Director-General of
Conservation (**DOC**)
P Lang for the Riverlea Environmental Society Incorporated
(**RESI**)
W Jennings for Royal Forest and Bird Protection Society of New
Zealand Incorporated (Memorandum Only – supporting the
decision of DOC and RESI)



Weston Lea v Hamilton City Council

Date of Decision: 30 July 2021

Date of Issue: 30 July 2021

DETERMINATION FOR THE ENVIRONMENT COURT

A: The consent for subdivision is confirmed on the conditions set out in Annexure

B. The amendments in **B** are colour coded as follows:

- (i) Green – amendments agreed prior to 16 June 2021.
- (ii) Yellow – amendments that are cross referencing corrections and/or minor amendments.
- (iii) Blue – amendments agreed subsequent to 17 June 2021

B: The maps attached to **B** are also confirmed as follows:

- (i) **B1** being the updated maps A9 and A20 for Knoll park and the road crossings for RD001 and RD002.
- (ii) **B2** being the balance of maps annexed to the conditions of consent.

C: A full copy of consents, conditions and maps for certification by the Court are to be provided by the Council within 10 working days of the date of this decision.

D: Applications for costs are not encouraged. If any application is to be made, it is to be filed within 20 working days, any reply within 10 working days and a final reply (if any) within a further 10 working days

REASONS

Introduction

[1] By decision [2020] NZ EnvC 189, this Court determined that the consent was to be granted subject to amended conditions as set out generally in the decision.

[2] Directions required the applicant to prepare a draft set of conditions to follow

the other terms of the decision with the intention that they were circulated and refined.

[3] The directions provided that, if the parties could not reach agreement on any particular condition or conditions, this would be stated to the Court. The Court would then reach a decision as to whether further hearing was required or whether it could decide the matter on the papers. Costs were reserved.

Lack of progress

[4] Since the decision in November 2020, the parties have sought, and been reluctantly granted by the Court, a number of extensions to time on the basis that they were resolving the conditions of consent.

[5] By the end of April 2021, it was clear that the matter was not going to be resolved and the Court held a telephone conference and issued a minute as a result. This minute is annexed and marked as **A**.

[6] Although many conditions had been agreed, some of the core conditions relating to lighting, road crossings, proposed objectives for the Bat Habitat Review Panel and the monitoring provisions were still not agreed. It would be fair to say that the advance since the hearing had been relatively minimal.

[7] At that pre-hearing conference, Mr Makgill for the applicant sought to produce further evidence on the issues relating to a potential gantry crossing of the road in the central area of the development and also on vehicle lighting. This was objected to by other parties. Directions were made by the Court as it set out in **A**.

[8] The affidavits that were subsequently filed were (with one exception) made by the same witnesses who had given initial evidence, including Dr Parsons, Mr McKensey and Mr O'Callaghan. There was also a new brief from Mr Anderson who gave evidence on development matters.

[9] The Court pre-read these affidavits and also requested that the parties identified which conditions were agreed and which were not agreed. It transpired that the

parties were still engaged in further discussions and that the range of issues between the parties was gradually reducing.

[10] The matter commenced on 16 June 2021 in Hamilton for a two-day hearing. It quickly became evident that matters had moved on to such an extent that the parties had now reached an agreement in principle on an alternative approach to vehicle lighting (involving fencing and planting controls). Other conditions had also been either resolved or greatly reduced.

The agreement reached on the conditions of consent

[11] After discussing the matter at some length with the parties, the Court suggested that the better way to address this matter may be to deal with the remaining wording issues first.

[12] First to be discussed were those peripheral to the central matters in dispute and then those matters that remained unresolved in a wider context. Many of the conditions, for example, are related to vehicle lighting. This had impacts on lighting conditions generally (127 to 134 of the conditions) and these were the subject of the general agreement in principle.

[13] The parties had reached agreement in principle on many issues by 16 June 2021. At the hearing, all parties confirmed that they agreed with the terms of that agreement in principle. This position was further refined over the hearing.

[14] The conditions subject to the hearing were:

- (a) conditions 5(f), 216 and 219 regarding the classification of reserves;
- (b) condition 73 regarding the objectives of the management plans;
- (c) condition 114 regarding the design of Roads RD001 and RD002 through the East-West Shelterbelt

- (d) conditions 117 and 118 regarding bat monitoring and pre-construction monitoring;
- (e) condition 125(f) regarding predator control;
- (f) conditions 150A, 150B (and associated conditions and advice notes) regarding the Southern Sports Park;
- (g) condition 166, regarding barrier design for the bridge and culvert crossing; and
- (h) condition 170 regarding underplanting requirements.

[15] On Thursday 17 June 2021, the parties indicated that they have reached further terms of agreement and asked for further adjournment to allow further discussions to take place and a memorandum to be filed. Subsequently on 1 July 2021, a memorandum was filed for the applicant and agreed to by the Council as to the final conditions. These included the conditions now annexed hereto as **B** with the memorandum explaining that all matters have now been resolved by the parties in accordance with the discussions that have taken place during the period of the hearing and subsequently. For clarity, the conditions resolved after the hearing were:

- (a) Condition 116 – bat monitoring programme.
- (b) Conditions 127-134 - static lighting.
- (c) New conditions – 134A-124C vehicle headlights.

[16] The parties now seek that the Court grants consent accordingly.

Consideration of the conditions

[17] It would be fair to say that the Court had prepared a draft decision incorporating many of the provisions now agreed by the parties. Overall, we are satisfied that the objectives of the conditions in protecting bats, avoiding mortality and using predator

control are met. In this regard, conditions relating to lighting were the most operative area of differences between the parties.

[18] By its nature the final document is significant and will be required to be filed for certification by the Court in due course. It is anticipated the final certified conditions and maps will be similar with coloured or shaded provisions and any consequential changes clarified (if any) to the maps.

Multiple purpose reserve - Condition 5

[19] An issue which arose between the parties is whether a “local purpose reserve” can have more than “one purpose”. Section 229 of the RMA provides for esplanade reserves and relates that purpose in part to the protection of ecological values. An esplanade reserve can have one or more of the following purposes under s 229 including:

- (i) Relating to ecological issues;
- (ii) Public access; and
- (iii) Public recreation.

[20] It is clear, under that section, that an esplanade reserve can have all of those purposes at once. In short, our view is that the words in s 16(3) of the Reserves Act 1977 are clear where it says a reserve’s “purpose or purposes” shall to be specified. This is entirely consistent with s 229 and the purposes of reserves generally. In fact, most reserves have multiple purposes including providing for utilities, providing for ecological values, protection of recreation areas, public access and, in many cases, providing for passive recreation as well.

[21] We have concluded that the wording between the RMA and the Reserves Act is entirely consistent. Accordingly, the parties’ agreement that they would identify the reserves for esplanade and ecological purposes is consistent with both the Reserves Act and the RMA. The agreed change to Condition 5(f) is approved by the Court and this has the consequence that the various maps will identify these areas as local

purpose reserves.

[22] The above actions will require consequential changes to a number of maps and plans which are part of the consent. For the sake of clarity, the opposing parties were clear that this did not affect those areas already marked as utility reserves on the planning maps. Issues as to the effects of those have been resolved through other conditions throughout the consent.

Management plan objectives - Condition 73

[23] The wording of Condition 73, particularly 73(c), had been the subject of differing wordings for controls relating to predators, light and the banning of cats and mustelids within the development and were matters that the parties have looked at with a view to various treatments. In discussion with the parties, it became clear that the objectives themselves were intended to guide the various management plan preparations and also the subsequent evaluation by the relevant review group as to the wording and implementation thereof. All parties agreed that these objectives should be clear.

[24] By Thursday 17 June 2021, the parties had agreed on wording which seeks to clarify both the intent of the provision and its reach.

[25] Firstly, the Court, as a whole, is strongly in favour of positive wording for the outcomes sought for the long-tailed bat. We fully endorse the words “enable long-tailed bats to thrive” as being a positive and clear objective for these plans. “Thriving” goes further than merely maintenance or survival and intends that there is a sustainable bat community supported by the provisions of this plan and their implementation. The means of achieving that includes protecting the bats from predation as is well established in the evidence before the Court. This is a clear statement which is not subject to misinterpretation.

[26] We agree with Ms Mackintosh that the objective of banning cats and mustelids from the development should be included as an objective. This is a specific objective reflecting the development conditions.

[27] This gives a basis in the objectives for the later conditions of consent. The other objectives involve protecting roosting sites and avoiding injury or mortality between tree removal. These are all clear purposes of the conditions.

The reach of the provisions

[28] Generally, it is important to realise that the development is one development within a much more comprehensive ecotone involving bats from those colonies with the use of the river corridor. The recent development of the state highway and Peacockes Road also has the potential to impact upon bats. Ms Mackintosh has assured the Court that the Council is undertaking a fuller catchment review to ensure there is an integrated approach to bat sustainability within the Hamilton River corridor and thereabouts.

[29] To that extent, this development is one element of a wider framework for the protection of bats in the Hamilton area. Thus, we would expect the various plans and monitoring regimes to be integrated into the wider catchment in order that they can achieve the desired outcome not only for Amberfield but for the Waikato District as a whole.

[30] The wording needs to be sufficient to provide flexibility to enable management plans to work within a broader framework while making it clear that the overall objective is to achieve sustainable bat populations and not simply bat survival. Accordingly, we fully endorse the wording adopted by the parties in regard to Condition 73.

Plans A9 and A20 and Knoll Park

[31] We should mention briefly that in Condition 84 there was a mention of new plans, A9 and A20. This is a matter covered in the further papers produced on 1 July 2021.

[32] Knoll Park has some broader meaning that we should address at this point. It has an interrelationship with Condition 114 although it is a more specific issue relating

to the design of Knoll Park.

[33] The design of Knoll Park shows a basketball court, several playgrounds and a petanque area. It also has an area of open grass. The park is intended to function as a recreation area during the day but then as an enhanced habitat for bats at night. This would be achieved by the placement of specimen trees around the park.

[34] Overall, we consider that the intent is to provide a public area during the day but a dark area at night with no lighting. We are assured that there are conditions ensuring that there will be no night lighting in Knoll Park. This is important because it would then constitute a bat habitat with some open spaces and some large specimen trees, both around the edge of the park itself and the adjoining property, Lot 25, owned by the developer. This lot is intended to be operated as a café area retaining the existing trees. The intent, therefore, is that for bats travelling from the river and moving either from the west or east, the East-West Shelterbelt will have an area enriched habitat available to them.

[35] We conclude that the approach adopted, with a line of canopy cover connecting from the East-West shelterbelt, moving around the park and adjacent areas and then back to the western side of the park would be a significant habitat improvement for bats. At the moment, the large specimen trees terminate just above the East-West Shelterbelt on the western side of Knoll Park. This is best shown on the maps annexed **B1**. Annexure **B1** now shows indicative, medium-sized specimen trees which would have a canopy height of four metres or more between the specimen tree area to the northwest of the park travelling between the playground area and the path back towards to the East-West Shelterbelt. We would imagine those specimen trees terminating within the shelterbelt corridor and thus creating a canopy connection to the east-west corridor.

[36] We conclude that this would encourage bats from either direction to fly around Knoll Park, forage as required and then rejoin the east-west corridor to exit either to the west or east. We are confident, given the evidence we heard at the hearing, that this type of connectivity will encourage bats to forage adjacent to the canopy and

possibly within the grass area in the centre of the knoll. This would avoid bats venturing closer to the road or trying to move to the east from the northern end of Knoll Park or a café and thereby losing canopy cover over the road.

[37] In our view, there is an important connection between this and Condition 114 and that requires a good quality canopy (good quality dark area across the road) to encourage bats to utilise the East-West corridor rather than to try and cross the road and, potentially Peacockes Road, without any canopy cover. This is displayed in Annexure B1.

[38] The intention is that the buffering beside the road next to the playground will remain low and also that the specimen trees between the grassy area and the play area will have the canopy commencing at three to four metres high to ensure that there are still sight lines from the road into the playground and, alternatively, from the grass areas into the playground for public safety.

Corridor over RD002 - Condition 114

[39] This leads us to the discussion of Condition 114. As we have already noted, there are several changes in this provision, the one particular moment for the current purposes is that relating to RD002. We acknowledge there are changes to RD001 which are the subject of the gantry discussion and we discuss this in general terms later in this decision.

[40] For current purposes, however, we are focussed on the issues of Condition 114, paragraphs (a) and (c). Condition 114(a) relates to both RD001 and RD002. It is intended to ensure that the number of existing trees removed is minimised and to ultimately maximise canopy connectivity. For the reasons we have already described in respect of Knoll Park it is essential that we maximise the canopy cover within the East-West Shelterbelt in order to ensure that bats are encouraged to use this as their main transit line through the subdivision whether they enter Knoll Park and surrounding areas or not.

[41] To do so, the shelterbelt crosses two roads. RD002 is downslope towards the

river and therefore constitutes more of a problem for bats moving from the river area. This is because they must move up a relatively steep slope and cross the contour to maintain altitude. Plans were produced to us showing a RD002 width of four metres plus a further three metres for path width (a total of seven metres), and the removal of two trees.

[42] Unfortunately, that would mean that, given the loss of trees on either side already, due to unknown factors (possibly the existing track), the established trees would then have a canopy break of some 20 metres. We consider that unacceptable.

[43] As a result of the Court's comments, the parties consulted again and have now agreed on amended wording which provides that the shared zone shall be a four metre shared zone for vehicles, pedestrians, cyclists and mobility users with a carriageway of four metres with a low speed design (20 to 30 km/h). The design will ensure removal of no more than one tree within the existing shelterbelt and will seek to avoid any removal. This is shown in **B1**

[44] The Court is clear that this meets our requirements and is a fair and reasonable solution. Moreover, our view is that it will encourage this area as a joint use area and will give a threshold marker as to the nature of this area and the relatibility of ecological issues to recreational features. We fully endorse this reworded paragraph of Condition 114. We will deal with the RD001 issues later in this decision.

Bat monitoring - Condition 116

[45] The remaining concern at the hearing related to what should be monitored in relation to effects on bats. The concern of DOC supported by RESI was that there needs to be monitoring in order to know of the adverse effects on the bats. This would include monitoring mortality, injury, predation and possibly wider issues relating to population loss generally.

[46] We conclude that there must be some methodology by which this information on adverse effects is collected. We immediately acknowledge the difficulty in identifying cases given that this is a catchment issue. The mere identification from

monitoring of, for example, predation does not in itself demonstrate that it is caused by or related to the activities of Amberfield.

[47] That is a matter in our view for the Bat Habitat Monitoring Review Panel and for review by Council based on the monitoring results.

[48] The parties acknowledged that there was some need to further consider this and sought an opportunity to further consider this matter. This is now addressed in the relevant provisions of **B**. Condition 117 adopts a similar approach to the objectives of Condition 73 and, of course, is fully acceptable to the Court given that it is a simple reflection of that provision.

Bat monitoring – Condition 118

[49] Condition 118 is a little more problematic and originally had been the source of significant submissions by the parties. However, by Thursday morning the parties had agreed that a further one season should be sufficient for the plan to be prepared and the development to proceed unless there was some new or untoward changes in information that gave the review panel concern.

[50] The wording now suggested by agreement of the parties to the Court under [118] is:

- (a) A minimum of one season of baseline monitoring prior to construction works commencing (in addition to considering all existing monitoring data). The intention is that there be one further season of pre-construction monitoring unless the Bat Habitat Enhancement Panel considers there is a significant reason for acquiring additional monitoring.

[51] We fully endorse this provision for the following reasons:

- (i) There has been a significant amount of bat monitoring on this site already. Although there may be some gaps in it, it has grown more comprehensive as time has gone on including for the last season since the hearing took place;
- (ii) There is significant work being done not only by the Hamilton City Council but also by Waka Kotahi in relation to monitoring the populations

generally on the Waikato River in this area and that information on monitoring is increasing all the time. The information on which this Court relied in 2020 can be verified and checked through subsequent monitoring by all of these parties.

- (iii) The panel is of independent experts and it is clear that they will evaluate the information to be satisfied that the key objectives of the plan and the RMA are being met;
- (iv) The other conditions of consent in relation to this activity are now sufficiently comprehensive that the outcomes are far clearer than they may have been at the commencement of the hearing in 2020. For example, the operation of machinery within the areas close to bats, lighting issues during and after construction are now clearer, the maintenance of habitat connections is also clearer.

[52] Overall, we are satisfied that this provision represents a reasonable approach to ensure protection of the bat habitat and also to enable condition 73 of the consent to be met as well as wider objectives under the RMA and the various other works of the Council and other bodies.

Bat protection, predator control – Condition 125(f)

[53] Although there are other matters relating to lighting issues in Conditions 125 and 125(ha), these are to be discussed as part of the general lighting issues for vehicles in due course.

[54] However, there is a further change in Condition 125(f) which the parties have now agreed and which relates to a new provision being in “consideration of whether predator control should occur, and if so the appropriate efforts, intensity and monitoring”. We conclude the objectives of Condition 73 need to be incorporated within the various plans envisaged.

[55] This issue is now addressed in the agreed provisions of **B**. Such plans would be subject to review and recommendations by the Bat Habitat Enhancement Review Panel. Accordingly, we fully endorse the inclusion of Condition 125(f) as one of the

purposes of the management plan.

[56] Conditions 127 to 134, including 134A to C, are subject to separate consideration in relation to general lighting and vehicle lighting. We will discuss this shortly.

Bridge and culvert crossings barriers – Condition 166

[57] This was a standalone issue and related to a concern to try and prevent light spill into gullies. Parties have now agreed that Condition 166 can be changed so that the wording will now read: “the side barriers on the bridge and culvert crossing shall be designed to a minimum 1.5 – 4 m high and be light impervious to minimise the spread of light into the gully”.

[58] In our view, this resolution is a sensible and pragmatic solution. We make no further comment and endorse the provision.

Street landscaping - Condition 170(b)

[59] There was a concern by RESI that the wording for planting of four metres (if practicable) was vague and could lead to widespread undersized planting. The applicant assures us that was not the intent. The wording has now been agreed to resolve the issues so that 170(b) now reads:

Planting of vegetation within initial height of at least 4 m, or smaller if 4 m is unachievable without damaging the roots of existing shelterbelt trees and without impeding public safety and capable etc of growing...

[60] There was also the removal of the words “planting shall take into account, public safety requirements” that were included earlier in the provision. Again, this seems a sensible amendment because it clarifies the circumstances in which under-height plants might be considered. This is now incorporated in Annexure B.

Reserves vesting – Condition 216

[61] Condition 216 relates to the vesting of the reserves as was clarified earlier in this

decision. The change to Condition 5(f) was not intended to be chosen to change the vesting of local purpose (utility reserves). This is now clarified in Condition 216. Accordingly, the agreement between the parties is unexceptional and follows from the position put to the Court in relation of 5(f). We endorse the change.

Remaining issues

Vehicle lighting – Conditions 134A-134C

[62] The parties have reached an agreement in principle in relation to vehicle lighting. Agreement was presented to the Court on Wednesday 16 June 2021. It is now incorporated in the provisions in **B**. Essentially, the changes that the parties have agreed is that the 0.1 lux measurement at three metres into the Bat Priority Area from the boundary is difficult both to achieve or measure practically, given the way that light radiates from the point of origin.

[63] The parties have agreed that they should split the question of vehicle light from other light sources, residential and street lighting. Accordingly, Condition 127 to 134 would need to be amended to apply to general lighting.

[64] The agreement is that they will adopt an approach for vehicle light based upon permanent and temporary plant screening to achieve certain heights in respect of the areas that could be affected by road light.

[65] We have indicated that we endorse this approach as a practical response to the question of light spill. The parties acknowledged that the objective was to achieve 0.1 lux at three metres within the boundary but it was always problematic as to how this might be done in a clear, certain and enforceable matter. In the circumstances, we accept the parties utilising an alternative mechanism to reduce light to an acceptable level.

[66] Annexure **B** refers to temporary screening and it is for this reason that the other provisions I mentioned earlier such as 125 and 110 which also refer to temporary screening become relevant.

[67] We understand associated diagrams that need to be finalised have now been provided on 1 July 2021. There is also a need to consider whether any of the diagrams referred to in Conditions 127 to 134 are also applicable to vehicle lighting and how they might be arranged to present the dichotomy between 0.1 lux requirement for static lighting versus the screening and planting requirement for vehicles.

[68] On 1 July 2021, the parties filed a joint memorandum on the lighting issue and also on the issue relating to the RD001, road crossing issue. That included necessary diagrams or maps for example those requiring relating to Knoll Park, RD001, A9 and A20.

Road crossing – Condition 114

[69] The parties have agreed and have now provided in Condition 114(b) that RD001 shall:

- (i) Have a split carriageway;
- (ii) Two 3.5 m traffic lanes separated by a central planted median island containing at least either one existing shelterbelt;
- (iii) Or a new tree of at least 4 m in height at the time of planting and the alignment with the existing shelterbelt;
- (iv) 2 m wide footpaths on either side of the road.

[70] By way of the explanation, the parties stressed that the existing footpath and road will not interfere with other trees. The footpath need not be immediately adjacent to the road. I point out that the Court agreed to this without seeing the final diagrams. On this basis the Court needs to see as close to continuous canopy cover as possible. This is reflected in Condition 114(a) and in our view covers Conditions 114(b) and (c) in relation to the overall objective to maximise canopy connectivity.

[71] We agree that the Court did not reach a final conclusion that the connection here should be provided by overhead gantry. We were presented with the possibility

of a split carriageway or gantry and indicated that if single road was to be assessed (with no median) then a gantry may be most appropriate. Nevertheless, the split carriageway is another approach to the same issue.

[72] The core issue is ensuring that there is connectivity of the canopy. We recognised that in the immediate future it is likely that there may be some separations, but there should be the potential for the shortest possible distance for bats to travel in the open before reaching cover. We agree the conditions allow this connection to be addressed including for RD001 and RD002 as part of the Bat Protection Plan.

[73] We also note that Condition 159 records that all roads will be constructed in accordance with the plans in Schedule A19 in **B2**, except in relation to the design requirements in Condition 114 for road RD001 and RD002, which will also be in accordance with the Bat Protection Plan.

[74] We are satisfied that the conditions now achieve the outcome envisaged in our interim decision outcome and this decision. Reference to this decision will assist in achieving the final design.

Final wording

[75] The provisions in the 1 July consent, conditions and maps represent an extremely protracted negotiation between the parties to achieve an appropriate outcome in terms of the RMA.

[76] All parties have acknowledged the priority of achieving security of a position for bats to thrive on this development. This has been a core focus of the Court. The conditions now represent a fairly finely tuned set of consent conditions and have a significant series of checks to ensure there is appropriate implementation.

[77] Not all conditions have been subject to the same level of examination as others but there is a level at which practical implementation by parties is more important than the precise wording.

[78] We consider these provisions reach that point and simply stress that it remains the obligation of the developer to ensure the protection of the bat biodiversity on this site. This is an opportunity to achieve the dual outcome of ensuring the area is a pleasant environment for people and for bats.

[79] There may be merit in the developer considering the induction of people working on this site so they understand the issues involved and the reason for the lengthy and complex set of conditions.

[80] Accordingly, we consider that the management of the environment is appropriately met through the conditions of consent now appended and the final conditions to be produced to the Court for certification.

Outcome

A: The consent for subdivision is confirmed on the conditions set out in Annexure

B. The amendments in **B** are colour coded as follows:

- (i) Green -- amendments agreed prior to 16 June 2021.
- (ii) Yellow -- amendments that are cross referencing corrections and/or minor amendments.
- (iii) Blue -- amendments agreed subsequent to 17 June 2021

B: The maps attached to **B** are also confirmed as follows:

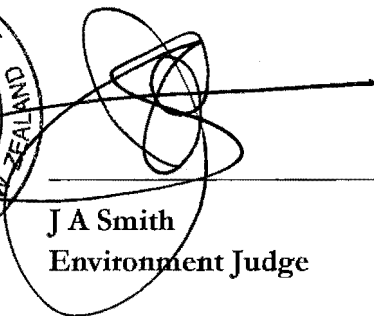
- (i) **B1** being the updated maps A9 and A20 for Knoll park and the road crossings for RD001 and RD002.
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C: A full copy of consents, conditions and maps for certification by the Court are to be provided by the Council within 10 working days of the date of this decision.

D: Applications for costs are not encouraged. If any application is to be made, it is to be filed within 20 working days, any reply within 10 working days and a final reply (if any) within a further 10 working days

For the Court:



A handwritten signature in black ink, consisting of several loops and a long horizontal stroke, is written over the seal and the printed name.
J A Smith
Environment Judge

Annexure A
Minute of the Court dated 12 May 2021

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I TE KŌTI TAIAO O AOTEAROA
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Appellants

AND HAMILTON CITY COUNCIL

Respondent

Court: Judge J A Smith

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M Mackintosh for Hamilton City Council (**the Council**)
P Lang for Riverlea Environment Society Incorporated (s 274
Party) (**RESI**)
W Jennings for Royal Forest and Bird Protection Society of New
Zealand Incorporated (s 274 Party) (**Forest and Bird**)

MINUTE OF THE ENVIRONMENT COURT FOLLOWING A
JUDICIAL TELEPHONE CONFERENCE

(12 May 2021)



Weston Lea Limited & Director-General of Conservation v Hamilton City Council

Introduction

[1] This matter relates to two appeals against conditions imposed on a land use consent for the “Amberfield” commercial development at 337-461 Peacockes Road, Hamilton. The substantive hearing was heard in August 2020, with an interim decision issued on 6 November 2020.

[2] Parties were directed in the decision to liaise with a view to providing a final copy of the agreed set of conditions to the Court in a joint memorandum. They were also to set out whether there were any disagreements on provisions, the position of each party, and whether the Court can then make any final decision as to the wording. Several extensions were sought and granted by the Court.

[3] On 23 April 2021, the Court received two memoranda outlining the provisions agreed and those disagreed; one from Weston Lea and the Council, the other from the Director-General, RESI and Forest and Bird. There are still a number of areas of difference between the parties.

[4] Given there was a series of conditions that were still disagreed among parties, a judicial telephone conference was convened to discuss steps on how to progress this matter further.

Agreed and Disagreed Set of Conditions

[5] In the conference, I asked parties whether the annexure to the Director-General’s memorandum identifying those conditions agreed and disagreed was an accurate reflection of what the Court needed to resolve.

[6] As they had not assessed the document in detail, Weston Lea and the Council had until 5pm, Wednesday 12 May 2021 to confirm whether those identified in the attachment were the unresolved conditions that required the Court’s attention. Both parties have since confirmed that this is the case.

Issue of Producing Further Evidence

[7] There was also an argument between parties as to whether the issues of gantry

road crossing and vehicle lighting in the BPA should be subject to filing further evidence. Dr Makgill noted the interim decision of 6 November 2020 was arguably not finalised; other parties raised the point that these issues were covered during the substantive hearing. The issues would involve some 7 witnesses plus potentially 2 planning witnesses if appropriate.

[8] This matter has been delayed at the parties' request for a considerable period, with major issues still to be resolved. This would require the original Court to reconvene, whether evidence is called or not. Many matters of wording are unrelated to the issues covered by evidence and could be resolved independently of the headlight and gantry issues.

[9] The preliminary issues are likely to involve 1-1/2 days, and a hearing with witnesses 3-4 days.

Directions

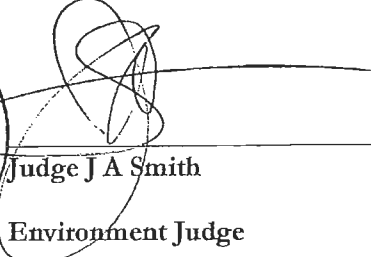
[10] Given there is no agreement between parties on the issue of further witnesses, I make the following **directions**:

- (a) Weston Lea are to file their application to file further evidence, their supporting affidavits, and a list of conditions not affected by their application for further evidence, by **21 May 2021**;
- (b) The Council are to file, by **26 May 2021**:
 - (i) their response to the application and supporting affidavit, if any; and
 - (ii) whether the other conditions identified not affected by further evidence are complete and could be addressed after the application hearing.
- (c) The Director-General, RESI and Forest and Bird are to file, by **4 June 2021**:
 - (i) their response to the application and supporting affidavit; and
 - (ii) Whether the conditions identified not affected by further evidence are complete and could be addressed after the application hearing.

[11] The matter will be set down for a 1 to 2 day hearing, in Hamilton, commencing on 16-17 June 2021. A Notice of Hearing will be issued by the Registry in due course.

[12] Moreover, if there is enough time, the conditions outlined in Weston Lea's list shall also be addressed.




Judge J A Smith

Environment Judge

Annexure B

Agreed Conditions 1 July 2021

Appendix 1

Agreed conditions

1 July 2021

[Amendments that were agreed during the hearing on 16 and 17 June 2021 are highlighted green]

[Cross-referencing corrections and minor wording improvements that have subsequently been agreed are highlighted yellow]

[Amendments that were agreed following the hearing on 16 and 17 June 2021 are highlighted blue]

[Amendments relating to the removal of the Southern Sports Park, including deletion of conditions 150A and 150B are shown in blue text]

RESOURCE CONSENT DECISION

- a. That pursuant to Sections 104, 104B, and 104D of the Resource Management Act 1991, the Hamilton City Operative District Plan and Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011, the Hamilton City Council grants consent to the subdivision and land use consent applications (11.2018.6695.01 & 10.2018.9853.01) of Weston Lea Limited to:
- (i) Undertake a fee-simple subdivision; and
 - (ii) Undertake the following land use activities associated with a Master Plan development for urban purposes:
 - A. Walkways and cycleways
 - B. Earthworks and utility infrastructure within the Waikato Riverbank and Gully Hazard Area
 - C. Bulk earthworks
 - D. Fences and walls exceeding permitted height (proposed retaining walls)
 - E. Construction of subsoil drain outlet within a Significant Natural Area (SNA 54)
 - F. Pump Stations
 - G. Stormwater detention, treatment and/or soakage facilities
 - H. New transport corridors
 - I. New works not in accordance with the function of Peacocke Road as defined in the District Plan Transport Corridor Hierarchy Plan
 - (iii) Except that, the land use consent does not authorise any land use activities associated with a master plan development for the land within proposed Lots 864 and 865, being the super lots created by the subdivision consent (11.2018.6695.01).

Advice Note:

The super-lots, that will contain part of a future suburban centre will require further land use consents as part of the master plan development of the balance of Neighbourhood 6 as shown in the Peacocke Structure Plan Figure 2-3.

- b. The land subject of these consents is legally described as Lots 1 and 2 DPS 81210 (SA66A/99), Lots 3 and 4 DPS 81210 (SA66A/100), Lot 1 DP 36935 (SA5D/1211), Part Lot 6 and Lot 8 DP 34164 (SA4B/788), Lot 5 DP 17475 (SA718/181), Allotment 87, Part Allotments 93 and 94 Te Rapa Parish (SA528/20), Lot 1 DPS 78023 (SA60A/826), and Pt Lot 10 DPS 7724 (SA7D/254) located at 337 – 461 Peacockes Road, Hamilton.
- c. The subdivision and land use consents shall be subject to the following conditions as contained in Schedule 1, being met at the consent holder's expense.

Schedule 1: Consent Conditions

TERMS & ABBREVIATIONS

In this consent, references to the following terms and abbreviations mean:

- (a) "Bat Priority Areas" are the East-West Shelterbelt, Knoll Park, Southern Gully and Waikato River Margin.
 - (i) "East-West Shelterbelt" is all of Lots 1506 and 1510.
 - (ii) "Knoll Park" is Lot 1517.
 - (iii) "Southern Gully" is all of Lots 1102, 1507, 1509 and 1516.
 - (iv) "Waikato River Margin" is all of Lots 1100, 1101, 1502, 1503, 1508, 1512, 1514 and 1518.
- (b) "Earthworks" means the disturbance of the land surface by moving, removing, placing or replacing soil or earth, by excavation, cutting or filling, but excludes cultivation of land for farming purposes.
- (c) "Enabling Works" means the following and similar activities; site investigations, demolition and/or removal of existing buildings and structures, fencing, tree felling (except trees >15 cm diameter at breast height) and removal of any associated underground or above ground services.
- (d) "Commencement Notice" means a notice provided in writing from the Consent Holder to the HCC Planning Guidance Unit Manager (or nominee) confirming the Consent Holder's intention to exercise the consent by way of commencing Construction Works.
- (e) "Construction Staging" refers to the extent of works undertaken at any one time and may differ from the subdivision staging shown in the approved subdivision plans.
- (f) "Construction Works" include all works associated with the construction of the subdivision. It includes Earthworks but excludes Enabling Works and works associated with farming purposes.
- (g) "HCC" means Hamilton City Council.
- (h) "Tangata Whenua Working Group" are representatives from each of the Waikato-Tainui hapuu within the vicinity of the project – namely Ngaati Wairere, Ngaati Maahanga, Ngaati Hauaa, Ngaati Tamainupo.

SUBDIVISION CONDITIONS FOR ALL STAGES

Fees and Charges

1. Pursuant to section 36 Resource Management Act 1991, the following fees and charges be paid:
 - (a) Payment of an additional Development Group Fee for auditing the conditions set out in this consent. The fee will be charged on a time-cost recovery basis in accordance with HCC's Schedule of Fees and Charges, with adjustments coming into effect at the beginning of each financial year.
 - (b) All GST requirements with regard to the transferring of assets to HCC (e.g. reserves, roads, sewers) being complied with by the completion of the form titled 'GST Requirement/Asset Register and Tax Invoice'.
 - (c) Payment of additional Environmental Health Unit fees for assessing consented reporting will be charged on a time-cost recovery basis in accordance with HCC's Schedule of Fees and Charges, with adjustments coming into effect at the beginning of each financial year. The fees will be levied at the completion of the consent review process and will be payable to the Environmental Health Unit upon notification that compliance has been achieved.
 - (d) Payment of Planning Guidance overhead charges on a time-cost recovery basis for auditing and confirming compliance with the conditions of each stage of the consent.

Requiring Authority Approval

2. No activities authorised by the subdivision consent within the Southern Links Designation (A106), shall commence unless and until unconditional approval has been obtained from the requiring authority (HCC as road controlling authority) for activities within the Southern Links Designation (A106).

Advice note: Condition 2 addresses section 176(1)(b)(ii) of the RMA which restricts subdivision of land, in relation to land that is subject to a designation, that would prevent or hinder a public work or project or work to which the designation relates.

Waikato Regional Council Consents

3. No activities authorised by this consent may commence unless and until all relevant Waikato Regional Council consents have been obtained. Copies of these consents shall be provided to the Planning Guidance Unit Manager at least one month prior to Construction Works commencing.

Application Information and Plans

4. The subdivision shall be in general accordance with the information submitted with the application on 18 May 2018, except as amended by the further information and plans received on 17 August 2018, and the additional information and plans received 22 February 2019 and 27 March 2019, and updated subdivision plans and further

information received on 12 and 15 August 2019, and updated subdivision plans detailed in Schedule A2, and further amended and updated subdivision plans and further information referred to in this decision received on [insert date information is provided to the Court] except as amended by the following conditions.

Advice note: The key plans referenced in the conditions are listed in Schedule A, including the approved subdivision scheme plans which are listed in Schedule A2.

Staging of Development

5. Each stage shall be established in an independent manner, addressing the consequences of land subdivision works without detriment to the environment, and adequately addressing the following network utility demands in a stand-alone and self-sustaining manner, including:
 - (a) Provision of a transport network (which is identified as part of the Transport Network Management Plan) that provides for the safe, efficient movement of all modes of transportation and connects to an existing legal formed road;
 - (b) Provision of a water supply system that meets public health standards for potable water and provides sufficient capacity for fire-fighting purposes;
 - (c) Provision of a stormwater system which will mitigate, remedy, or avoiding any adverse effects from stormwater runoff or changes to groundwater levels which may cause stormwater runoff effects;
 - (d) Provision of a wastewater system which will meet public health standards and will avoid, or appropriately mitigate, any adverse effects associated with wastewater discharge;
 - (e) Provisions of reserves that provide for the amenity of the local population within the stages shown on Harrison Grierson Drawing 141842-1046 Scheme Plan Staging Plan Rev 14 (Schedule A1); and
 - (f) Provision of reserves that provide for esplanade and ecological and riparian purposes management, as shown on Harrison Grierson Drawing 141842-9000 Scheme Plan Overall Layout Rev 78 (Schedule A2).
6. The matters set out above shall be satisfied if the development is implemented in the sequence required by the plan and schedule on Harrison Grierson Drawing 141842 – 1046 Scheme Plan Staging Plan Rev 14 (Schedule A1) including the servicing requirements shown in the schedule on the Drawing or equivalent infrastructure is operational. Combined and out of sequence staging is permitted provided that the matters set out in Condition 5 are met, and all applicable conditions for the relevant stage(s) are met.

Peacocke Road Upgrade

7. Prior to s224(c) approval for the first stage the Consent Holder shall provide a shared path between the development and the existing urban area on Peacocke Road, in general accordance with Figure 20 in the Integrated Traffic Assessment dated May 2018.

8. Condition 7 above shall be satisfied if an equivalent shared path facility is provided by the road controlling authority.
9. The Consent Holder shall upgrade the length of Peacockes Road adjacent to the site to collector road standard with transitions at either end of the site to tie into the existing road over the lengths shown on the drawing prepared by Traffic Design Group reference 13646_C11B Rev 0 dated 9 May 2018 (Schedule A3). The collector road upgrades may be staged and shall be in accordance with the following requirements:
 - (a) The upgrade of Peacockes Road for Stages 1 – 6A, 14 and 18 shall be in general accordance with the 'Initial Access Intersection – Peacockes Road' shown on the drawing prepared by Traffic Design Group reference 13646N5B dated 9 May 2018 (Schedule A4) and included in the Integrated Transport Assessment submitted in Appendix I of the application.
 - (b) For subsequent stages, Peacockes Road must be upgraded to collector road standard from the Entrance for each stage (as shown on Harrison Grierson Drawing 141842-1046 Scheme Plan Staging Plan Rev 14 (Schedule A1)) to the north as far as the nearest section of Peacockes Road that has been previously upgraded, including the intersection on Peacockes Road for each Entrance and a transition to the south of the Entrance to tie into the existing road.
 - (c) The collector road upgrade shall include a 9m wide carriageway with kerb and channel, stormwater facilities, bus stops (if required) and lighting on both sides and with kerbside parking and a 3m wide shared path within a 7m wide berm on the eastern side and undergrounding of the existing overhead electricity lines. Stormwater infrastructure on the western side may include a temporary swale rather than permanent stormwater infrastructure.
 - (d) The Consent Holder shall consult HCC to ensure that the collector road is constructed with the eastern kerb line and adjacent parking and shared path having appropriate vertical and horizontal alignment as the future minor arterial road design.
10. Condition 9 shall be satisfied in regard to any sections of Peacockes Road where:
 - (a) HCC has previously upgraded the same length of Peacockes Road to either a collector road or minor arterial road standard; or
 - (b) HCC and the Consent Holder both agree that the Consent Holder will upgrade the same length of Peacockes Road to a minor arterial standard.

Traffic Monitoring

11. Prior to Construction Works commencing, the Consent Holder shall, in consultation with HCC, NZTA and Waipa District Council (as road controlling authorities), prepare a Traffic Monitoring Plan, except that a Traffic Monitoring Plan shall not be required if the Construction Works commence after the Hamilton Ring Road extension and the bridge from Wairere Drive across the Waikato River to Peacocke are open to traffic.
12. The purpose of the Traffic Monitoring Plan is to set out a methodology for measurement of road safety, accessibility and efficiency effects as they relate to sensitive sections of the road network. The results of the monitoring will be used to

determine whether the effects of the development on network level of service remain acceptable (as defined in condition 13(g)) or trigger intervention.

13. The Traffic Monitoring Plan shall include but not be limited to:
 - (a) Conditions for road safety and traffic flows including turning movements for:
 - (i) SH3 Normandy Avenue/Bader Street/Lorne Street intersections (NZTA and HCC as road controlling authorities);
 - (ii) Bader Street corridor, comprising Bader Street, Norrie Street and Peacockes Road (HCC as road controlling authority);
 - (iii) SH3 Ohaupo Road/Raynes Road/Peacockes Road intersection combination (NZTA, HCC and Waipa DC as road controlling authorities).
 - (iv) Normandy Avenue / Odette Street Intersection.
 - (b) Baseline conditions for accessibility for SH3 Normandy Avenue/Bader Street/Lorne Street intersections (NZTA and HCC as road controlling authorities) and the Bader Street corridor (HCC as road controlling authority);
 - (c) Baseline conditions for efficiency for SH3 Normandy Avenue/Bader Street/Lorne Street intersections (NZTA and HCC as road controlling authorities);
 - (d) For each year, land development and infrastructure progress and timing for the Amberfield Development, including number of lots serviced.
 - (e) For each year, the number of 224c certificates issued, building consents issued, building code of compliance certificates for Amberfield and for Peacocke Structure Plan Area (information to be made available by HCC).
 - (f) Methodologies for traffic monitoring and reporting:
 - (i) The results of baseline and annual traffic monitoring shall be reported to HCC Planning Guidance Manager within two weeks of their completion.
 - (ii) The efficiency monitoring shall measure the average delay per vehicle during the worst 30-minute period on the:
 - A. Normandy Ave northern approach to the Lorne Street intersection
 - B. Normandy Ave southern approach to the Bader Street intersection
 - C. Lorne Street approach to the Normandy Avenue intersection
 - D. Bader Street approach to the Normandy Avenue intersection
 - (iii) The days and periods for monitoring efficiency shall include:
 - A. The period from 7am - 9am
 - B. At least two mid-weekdays excluding holidays and school holiday periods.
 - (iv) The safety monitoring shall cover all of the intersections tabulated in (13(g) below) for all day.
 - (g) Safety, accessibility and efficiency criteria for the relevant intersections and road corridor as set out in Table 1 below. The levels of service for those intersections and road corridor must not exceed the minimum performance criteria in the table unless otherwise agreed in writing between the Consent Holder and the relevant road controlling authorities.

Table 1: Minimum Performance Criteria for safety, accessibility and efficiency

<i>Criterion and measure</i>	<i>Bader/ Normandy/ Lorne</i>	<i>Bader Street Corridor</i>	<i>Peacocks/ Raynes /SH3 Intersection</i>	<i>Normandy/ Odette Intersection</i>
Safety				
<i>Collective Risk (High Risk Intersection and High-Risk Road Manual)</i>	<i>Low</i>	<i>N / A</i>	<i>High (currently 4 serious crashes in the last 5 years, no fatal)</i>	<i>Low</i>
<i>Injury crash rate (NZTA EEM Crash Prediction)</i>	<i>No Increase from baseline, specific crash rate 0.36, expected crash rate</i>	<i>No Increase from baseline, specific crash rate 0.93, expected crash rate 3.61</i>	<i>No Increase from baseline, specific crash rate 1.76, expected crash rate</i>	<i>No Increase from baseline, specific crash rate 0.18, expected crash rate 0.83</i>
<i>Pedestrian and or cyclist crashes</i>	<i>Zero DSI</i>	<i>Zero DSI</i>	<i>Zero DSI</i>	<i>Zero DSI</i>
Accessibility				
<i>Pedestrian crossing (Ave Delay per pedestrian)</i>	<i>One traffic signal cycle</i>	<i>30sec</i>	<i>N/A</i>	<i>N/A</i>
<i>Pedestrian Crossing Facilities</i>	<i>Pedestrian phase</i>	<i>400m intervals</i>	<i>N/A</i>	<i>N/A</i>
Efficiency				
<i>Average Delay/vehicle</i>				
<i>State Highway</i>	<i>80 seconds</i>	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>
<i>Local Roads</i>	<i>80 seconds</i>	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>

14. The Traffic Monitoring Plan shall be submitted for certification to the HCC Planning Guidance Unit Manager or nominee and shall include all relevant matters required by condition 13 and demonstrate how the requirements of the relevant road controlling authorities have been addressed. No Construction Works shall commence until the Traffic Monitoring Plan has been certified by the HCC Planning Guidance Unit Manager or nominee.
15. The Consent Holder shall carry out traffic monitoring as detailed in the certified Traffic

Monitoring Plan and provide the results to the HCC Planning Guidance Unit Manager prior to the commencement of any Construction Works to establish baseline traffic conditions in accordance with the certified Traffic Monitoring Plan.

16. Development beyond 350 lots (s224c certificate issued) may only proceed if:
 - (a) Monitoring by the Consent Holder or relevant road controlling authority in accordance with the certified Traffic Monitoring Plan shows that minimum performance level of service criteria (in Condition 13(g)) have not been exceeded; or
 - (b) A solution has been implemented to mitigate the adverse effects of development to the satisfaction of the relevant road controlling authorities on the intersection or corridor where the minimum performance level of service criteria (in Condition 13(g)) has been exceeded; or
 - (c) Approved in writing by the relevant road controlling authorities where mitigation is committed (design commenced and implementation funding certain) for completion within 12 months of issue of s224c certificates (nominal period for subdivision to be occupied and generate traffic); or the Hamilton Ring Road extension and the bridge from Wairere Drive across the Waikato River to Peacocke are open to traffic.
17. Within three months of 224c certificates being issued for 350 lots, the consent-holder shall undertake monitoring in accordance with the certified monitoring plan and report the results of the monitoring to the Planning Guidance Unit Manager or nominee. The Consent Holder shall thereafter undertake and report the monitoring in accordance with the certified monitoring plan, on an annual basis until all subdivision stages are completed, or until the Hamilton Ring Road extension and the bridge from Wairere Drive across the Waikato River to Peacocke are open to traffic (whichever comes first).
18. Development beyond 500 lots for residential development (application for s224c certificates issued) may not proceed prior to a solution being implemented and operational to mitigate the adverse effects of development to the satisfaction of the relevant road controlling authorities on the SH3 Normandy Avenue/Bader Street/Lorne Street intersections (NZTA and HCC as road controlling authorities).
19. Development beyond 500 lots may proceed irrespective of condition 18 above once the Hamilton Ring Road extension and the bridge from Wairere Drive across the Waikato River to Peacocke are open to traffic.
20. Monitoring will no longer be required once the subdivision has been completed or the bridge from Wairere Drive across the river to Peacocke is open to traffic.

Transport Network Management Plan

21. As part of the detailed design for each subdivision stage, the Consent Holder shall prepare and submit a Transport Network Management Plan (TNMP), to be certified by the HCC General Manager Development or nominee. TNMPs may be submitted for individual or multiple subdivision stages.

22. The purpose of the TNMP is to describe proposed procedures, requirements and standards necessary for achieving the objective of the TNMP as it relates to the effects of and opportunities for connectivity related to the development and to ensure adverse effects on the transport network, including the roads within the Peacocke Structure Plan area and connecting intersections with State Highway 3 and Raynes Road, associated with the subdivision development shall be avoided or otherwise remedied or mitigated.
23. The TNMP shall include (but not be limited to):
- (a) A Design Philosophy Statement that establishes the standards, philosophies and references for construction final design outcomes required to achieve the objective of the TNMP. This shall include an intersection design philosophy for Peacockes Road that considers consistency of intersection design taking into account road and intersection management and operation.
 - (b) The localised traffic impacts on Peacockes Road together with accompanying mitigation measures required as a direct or indirect result of road closures, diversions, new intersection arrangements and other measures needed to accommodate the development, including options for an emergency/alternative access;
 - (c) The provision of cycle infrastructure on Peacockes Road and the design of cycle features and whether they are consistent with Austroads Guide to Road Design, Part 6a: Pedestrian and Cycle Paths and the NZTA Pedestrian Planning and Design Guide (2009);
 - (d) The provision of pedestrian infrastructure on Peacockes Road and whether the design of pedestrian infrastructure is consistent with Austroads Guide to Road Design, Part 6a: Pedestrian and Cycle Paths and the NZTA Pedestrian Planning and Design Guide (2009);
 - (e) Consideration of staged busservice infrastructure features on Peacockes Road such as, but not limited to:
 - (i) Bus stopping facilities;
 - (ii) Passenger waiting facilities and shelters with bus information as part of the final road design; and
 - (iii) Bus priority measures at all non-signalised, controlled intersections.
24. Pedestrian and cyclist connections on Peacockes Road linking to pedestrian and cycle networks within the Amberfield site. The detailed engineering design plans for each subdivision stage shall give effect to the requirements of the certified TNMP.

PRE- CONSTRUCTION CONDITIONS: COMMUNICATION

Construction Management

25. Prior to the commencement of Construction Works onsite the Consent Holder shall submit a Construction Management Plan (CMP) to the Strategic Development Unit Manager or nominee for certification. The objective of the CMP is to avoid adverse effects on long-tailed bats and to manage and control off-site nuisance effects during

Construction Works, including the achievement of the requirements in conditions 26 to 33. The parties identified in condition 74A(a) and (c) shall be given 20 working days to review and comment on the draft CMP and its inter-relationship and consistency with the certified Habitat Management Plan and Bat Protection Plan. Any comments made by those parties, together with any response from the consent holder, shall be submitted to HCC along with the finalised CMP for certification.

26. There shall be no Enabling Works or Construction Works between Civil Dusk and Civil Dawn, including associated traffic movements, to minimise potential effects on long-tailed bats.
27. Enabling Works and Construction Works shall be actively managed to avoid or otherwise remedy or mitigate any off-site nuisance effects caused by dust, debris, silt laden runoff, noise and vibration matters.
28. Construction Works shall be carried out in a manner which is consistent with the Ecological Management and Monitoring conditions of this consent, particularly matters specified in the certified Habitat Management Plan and Bat Protection Plan (refer to conditions 83 and 110).
29. No construction vehicles and machinery shall be stored within Bat Priority Areas except where doing so is:
 - (a) Necessary for the construction of wastewater pump stations and the Southern Gully bridge; and
 - (b) Undertaken in accordance with specific certified sub-plan(s) of the Bat Protection Plan.
30. Contractor facilities, such as a site office and ablutions, shall not be located within Bat Priority Areas.
31. Security lighting associated with Construction Works shall not be located within Bat Priority Areas and shall be located to avoid spill of light exceeding 0.1 lux above the natural ambient illuminance between Civil Dusk and Civil Dawn measured in a vertical plane within 3m of the boundary within the Bat Priority Areas.
32. Specific certified sub-plans providing for movements of heavy vehicles and machinery associated with Construction Works through the East-West Shelterbelt shall be limited to the use of one or more of the locations of Roads RD001 and RD002 or the existing farm track.
33. The boundaries of the Bat Priority Areas shall be fenced at all times when Construction Works are undertaken prior to land within the Bat Priority Areas being vested in HCC as reserve to prevent access by construction vehicles and machinery into the Bat Priority Areas. This requirement shall apply to the parts of Bat Priority Areas which are within 100 metres of active Construction Works. The only exceptions shall be in accordance with specific certified sub-plan(s) of the Bat Protection Plan providing for:

- (a) Periods when Construction Works are required to be undertaken within or immediately adjoining the Bat Priority Areas;
 - (b) Provision for movement of construction vehicles through the East-West Shelterbelt in accordance with condition 32;
 - (c) Approved construction access routes through the Southern Gully for use prior to construction of the bridge and culvert crossings over the Southern Gully; or
 - (d) To allow access to the Bat Priority Areas for the purposes of planting.
34. The CMP shall include but not be limited to:
- (a) Details of the works, intended construction timetable (including construction staging) and working hours (refer to conditions 26, 57 and 58);
 - (b) Quality assurance/quality control including but not limited to;
 - (i) Contact details of the person in charge of Construction Works, or other persons responsible for implementing this Plan;
 - (ii) staff and contractors' responsibilities;
 - (iii) training requirements for employees, sub-contractors and visitors;
 - (iv) environmental incident and emergency management (including the procedures required under regional consent conditions);
 - (v) communication procedures;
 - (vi) complaints management;
 - (vii) compliance monitoring;
 - (viii) environmental reporting;
 - (ix) corrective action;
 - (x) construction lighting;
 - (c) Methods to control dust, debris on roads and silt laden runoff during construction;
 - (d) Erosion and sediment control measures to avoid adverse offsite effects arising from the subdivision Construction Works;
 - (e) Methods to clean and inspect all machinery to be used to reduce the risk of the spread of weeds and diseases (such as Myrtle Rust and Kauri dieback disease), and ensure all seed and/or plant matter has been removed from all machinery and documented in accordance with the document titled 'KEEP IT CLEAN – Machinery hygiene guidelines and logbook to prevent the spread of pests and weeds' (June 2013) and at www.kauridieback.co.nz/how-to-guides/;
 - (f) Measures for the protection of treatment and soakage systems during earthworks periods to ensure sedimentation does not reduce device effectiveness;
 - (g) Existing network utilities;
 - (h) Traffic Management;
 - (i) General methods to mitigate and manage construction noise in order to comply with the noise limits set out in condition 56 below;
 - (j) Identification of any special construction activities (including any pile driving and concrete pours) that may require specific mitigation measures in order to comply with the noise limits;
 - (k) The methods to engage with stakeholders, including:
 - (i) how the community will be kept informed of progress with works including;

- (ii) proposed hours of operation outside normal working hours;
 - (iii) construction personnel contact details;
 - (iv) identifying stakeholders such as landowners, road users, local community, iwi (including the Tangata Whenua Working Group), regulatory authorities, industry, network utility operators, road maintenance contractors, emergency services and the Department of Conservation;
 - (v) Invitations to the Tangata Whenua Working Group to attend hui to provide an update on construction not less than once every six months during any phase of construction.
 - (vi) responding to queries and complaints;
 - (l) Any necessary health and safety requirements;
 - (m) Identification of areas to be used for temporary construction facilities, storage of construction vehicles and machinery and details of any security lighting;
 - (mm) Measures to ensure that security lighting associated with Construction Works complies with condition 31;
 - (n) Measures to avoid access by construction traffic and machinery within the Bat Priority Areas and to avoid the storage of construction vehicles and machinery in the Bat Priority Areas, unless they are provided for in a specific certified sub-plan of the Bat Protection Plan;
 - (o) A description of the fencing and methodology of informing construction personnel as to the importance of avoiding demarcated locations within Bat Priority Areas;
 - (p) Specific measures for managing Construction Works in accordance with the certified Habitat Management Plan and Bat Protection Plan (including any sub-plans).
35. The Consent Holder shall implement the certified CMP until the completion of Construction Works. CMPs may be submitted for individual or multiple stages of Construction Works.
- 35A. Any changes to the CMP shall be certified by following the process set out in condition 25. No change shall have effect until it is certified.
36. Prior to the commencement of each subsequent stage of construction that is not covered by an earlier CMP, the Consent Holder shall provide an updated CMP that meets the requirements of conditions 25 to 35 above for certification by the Strategic Development Unit Manager (or nominee).

Construction Traffic Management Plan

37. A Construction Traffic Management Plan (CTMP), shall be prepared by a suitably qualified and experienced person in accordance with the NZTA Code of Practice for Temporary Traffic Management. CTMPs may be submitted for individual or multiple stages of Construction Works. The CTMP shall be submitted to the HCC General Manager Development or nominee, for certification that the CTMP satisfies the requirements of condition 40 no later than twenty (20) working days prior to the commencement of any stage of Construction Works. Construction of any relevant

stage of the development shall not commence until the Consent Holder has received the HCC General Manager Development or nominee's written certification of the CTMP for that stage of works.

38. When requesting certification of a CTMP, the Consent Holder shall provide the HCC General Manager Development or nominee with evidence that consultation has been undertaken with the New Zealand Transport Agency and Hamilton City Council and Waipa District Council as road controlling authorities whose roads are affected by the development's construction traffic, including details of the outcomes of the consultation in relation to any effects on their road network and measures proposed to manage such effects.
39. Where the HCC General Manager Development or nominee has implemented processes and/or convened a group to coordinate construction traffic management planning, monitoring of road conditions and implementation of mitigation works, the Consent Holder shall:
 - (a) Participate in the construction traffic management planning coordination processes.
 - (b) Arrange for a suitably qualified and experienced person to attend meetings when convened.
 - (c) Take all reasonable measures in response to the consultation outcomes with the relevant road controlling authority.
40. The CTMP shall describe the measures which must be carried out to avoid, remedy or mitigate the local and network wide construction traffic effects of the development. In particular (but not limited to), the CTMP shall describe the following as they are applicable to each construction stage for the subdivision and/or the upgrade of Peacockes Road:
 - (a) Measures to maintain pedestrian, cycling and vehicle access to roads and property to defined and approved levels of service. The CTMP shall identify notification thresholds and processes for communicating with affected parties and shall consider whether there are specific user needs that require specific responses.
 - (b) Measures to maintain access for emergency vehicles, and methods to ensure that emergency service providers are regularly informed of the timing and sequencing of works, road closures and alternative routes.
 - (c) How service providers are to be regularly informed of the timing and sequencing of works, any road closures and alternative routes.
 - (d) The timing and sequencing of any road closures that will be required and the nature and duration of any traffic management measures that will result, including any temporary restrictions, detours or diversions.
 - (e) Measures to ensure safe access to the development site.
 - (f) Measures to monitor the performance of the intersections and road corridor listed in condition 13(g) against the thresholds for safety, accessibility and efficiency used by development-related construction traffic, and the procedures to be followed where intervention is necessary in order to remain within the minimum performance criteria.

- (g) Management and sequencing of construction works to avoid, remedy or mitigate traffic-related adverse effects.
 - (h) Routes to be used and times for heavy haulage (and roads and times to be specifically avoided) for development-related Heavy Commercial Vehicles (HCVs) for shifting bulk materials (such as earth fill or pavement materials or water) (Bulk HCVs) and temporary traffic management controls in accordance with the Code of Practice for Temporary Traffic Management.
 - (i) Assessment and monitoring of road conditions and response should severe and sudden deficiencies arise directly associated with development-related HCVs.
41. The certified CTMP shall be implemented throughout the period of the Construction Works.

Earthworks

42. Sediment and erosion control measures shall be implemented to avoid where practicable, or otherwise minimise any sediment leaving the site and entering any waterway. Measures may include: the erection of silt fences, stabilisation of entranceways, cut off drains as necessary. These sediment control measures should be erected and maintained on site for the duration of the works. Note: refer to Waikato Regional Council's "Erosion & Sediment Control, Guidelines for Soil Disturbing Activities" refer to <http://www.waikatoregion.govt.nz>
43. Earthworks shall not obstruct or divert any stormwater overland flow path or result in changed stormwater drainage patterns on adjacent land in different ownership.
44. Construction activity shall be conducted in such a manner which will not create a dust nuisance. A dust nuisance will occur if:
- (a) There is visible evidence of suspended solids in the air beyond the site boundary; and/or
 - (b) There is visible evidence of suspended solids traceable from a dust source settling on the ground, building or structure of a neighbouring site or water.
45. A water sprinkler cart or similar must be available on-site during earthworks to mitigate any dust nuisance (when necessary).
46. The Consent Holder shall engage a Chartered Professional Engineer, experienced in the field of geotechnical engineering, to observe and examine the earthworks required for the development to certify that the testing and works have been completed in accordance with the recommendations of the Engeo Technical Investigation Report dated 16 May 2018 submitted with the application and the further information prepared by Engeo dated 17 August 2018.
47. The Consent Holder shall provide an assessment of available measures for the preservation of soil capacity in accordance with Section 8.5.11 - Compacted soil remediation, in the Waikato Regional Stormwater Guideline. Upon the completion of bulk earthworks final curve numbers are to be estimated taking into account

compaction on the site and remediation techniques to confirm the sizing of soakage devices.

48. On completion of earthworks for each stage the geo-professional shall submit a report to the developer and HCC attesting to compliance with the earthworks specifications, inspections carried out, documentation on the testing of the soils for compaction and an assessment of the results. The report shall be accompanied a statement of professional opinion as set in schedule 2A of NZS 4404.
49. The earthworks, excavation and backfill, are to provide lots suitable for residential development. The standard of compaction of fill material is to meet the specification set out in NZS4431. A method to confirm the compaction achieved is also detailed in NZS4431.
50. Earthworks specification and associated standard detail drawings shall be provided as part of the detailed engineering design information that is required to be submitted to the Strategic Development Unit Manager (or nominee) in accordance with Condition 205.
51. The “Specific Design Zone” shown on the drawing ‘Geotechnical Constraints Plan – Proposed Contours’ prepared by Engeo dated 29 March 2018 Rev 1 (Schedule A5) and included in the Engeo Technical Investigation Report dated 16 May 2018 shall be reviewed and revised at detailed engineering design stage.
52. Any site development works within the “Specific Design Zone” shall address the Key Geotechnical Constraints as detailed in section 14.2 of the Engeo Technical Investigation Report dated 16 May 2018.
53. All vehicle entrances shall be stabilised, and a clean dust free surface created to ensure that silt and sediment is not tracked on to public roads. Where appropriate wheel wash or wash down facilities shall be provided at all proposed vehicle entrances.
54. All areas of bare earth shall be re-vegetated or re-grassed as soon as practicably possible and within three calendar months following the completion of earthworks. If this cannot be achieved the area shall be temporarily covered by a surface suitable to protect against soil erosion until such time as re-vegetation or re-grassing can occur.
55. Any disturbance of SNA 54 shall be confined to construction of one subsoil drain and outlet structure which shall be in general accordance with the location shown on the Harrison Grierson ‘River/Gully Hazard, and Significant Natural Areas’ Drawing 141842- 9052 Rev 5 (Schedule A6). All works shall be confined to the minimum extent required to install the drain. Immediately after the drain and outlet structure has been installed, any vegetation disturbance shall be revegetated with a variety of suitable, locally sourced indigenous plant species in accordance with the requirements in Conditions 84(ed) and 85. Maintenance of the revegetated area, including replacement plantings and weed control, shall be undertaken for a period

of no less than three years after planting or until such time that a minimum indigenous plant species ground cover of no less than 80% is achieved. Confirmation that this percentage of ground cover has been met shall be determined by a suitably qualified ecologist who shall provide written confirmation of the same to the HCC Planning Guidance Unit Manager or nominee.

Construction Noise

56. All Construction Works shall be designed and conducted to ensure that construction noise received at any other site in a residential zone does not exceed the noise limits in Table 2. In the event that any sound level measurements are required they shall be measured and assessed in accordance with the provisions of NZS 6803:1999 Acoustics – Construction Noise.

Table 2: Construction Noise Limits

<i>Time period</i>	<i>Monday to Friday</i>		<i>Saturdays</i>		<i>Sundays and Public Holidays</i>	
	<i>Leq (dBA)</i>	<i>Lmax (dBA)</i>	<i>Leq (dBA)</i>	<i>Lmax (dBA)</i>	<i>Leq (dBA)</i>	<i>Lmax (dBA)</i>
<i>06:30am to 07:30am</i>	55	75	45	75	45	75
<i>07:30am to 06:00pm</i>	70	85	70	85	55	85
<i>06:00pm to 08:00pm</i>	65	80	45	75	45	75
<i>08:00pm to 06:30am</i>	45	75				

Note: Lower noise limits (shaded) mean that some construction work may not be able to take place during the corresponding time frames, which includes all times on Sundays and public holidays.

Construction Traffic

57. No construction-related Bulk HCV traffic may enter or leave the site on Sundays; or on public holidays or after 4.00 pm on working days prior to long weekends.
58. Construction-related Bulk HCVs may only enter or leave the site between 7.00am –

7.00pm.

Contaminated Soils

59. All Construction Works and other land development activities authorised by this consent shall be carried out in a manner which is consistent with and/or complies with the National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCSC) Regulations 2011.
60. A suitably qualified and experienced practitioner (SQEP) with contaminated land expertise shall investigate the suitability of the land/piece(s) of land (POL(s)) for the proposed development in accordance with the requirements of the RMA ((NESCSC) Regulations 2011. The purpose of the investigation is to ensure that Construction Works satisfy the requirements of the NESCSC.
61. Prior to any soil disturbance works commencing, the Consent Holder shall arrange a pre- commencement meeting in relation to the soil contamination investigation. In attendance shall be: A SQEP, HCC Contaminated Land Officer and Compliance Monitoring Officer, the relevant contractors, sub-contractors and works site supervisory staff who are carrying out any works associated with the NESCSC part of the project.
62. A Detailed Site Investigation (DSI) shall be completed in accordance with the recommendations of the Preliminary Site Investigation (PSI) Report prepared by Engeo, dated 14 May 2018. The DSI objectives and subsequent design strategy shall ensure adequate soil quality data is collected so the information is appropriate, and representative of any exposure risk posed by activities or industries described in the HAIL. The investigation shall define and delineate the extent of contamination, with an acceptable level of confidence, to determine the applicable standards in the NESCSC Regulations. The investigation shall be reported on in accordance with the current edition of Contaminated Land Management Guidelines No.1 - Reporting on Contaminated Sites in New Zealand, Wellington, Ministry for the Environment. The Report shall be provided to Council's Environmental Health Manager (or nominee) for approval in a certification capacity prior to any soil disturbance associated with each stage of the subdivision being carried out.
63. If the results of the DSI indicate that the soil contamination exceeds the applicable standards a Remedial Action Plan (RAP) shall be prepared and implemented. The RAP shall be prepared in accordance with the current edition of the Contaminated Land Management Guidelines No.1 - Reporting on Contaminated Sites in New Zealand, Wellington, Ministry for the Environment. The Plan shall be provided to Council's Environmental Health Manager (or nominee) for approval in a certification capacity prior to any remediation works associated with each stage of the subdivision being carried out.
64. If any remediation is required, validation sampling shall be undertaken and a Site Validation Report (SVR) shall be prepared after the remediation has been completed

to demonstrate that the site is suitable for the intended land use. The report shall be prepared in accordance with the current edition of the Contaminated Land Management Guidelines No.1 - Reporting on Contaminated Sites in New Zealand, Wellington. The report shall be provided to Council's Environmental Health Manager (or nominee) as soon as practicable after remediation of the site has been completed. Council must be notified of any proposed variations to the RAP and any alternative methods or measures shall be proven to be consistent with the objective of the approved RAP prior to their implementation.

65. In the event remedial works are carried out, a Site Validation Report (SVR) shall be prepared that confirms the remediation targets stated in the approved RAP have been achieved. The SVR must adequately demonstrate that no unacceptable risk to human health or the environment remains at the completion of any remedial works and that the piece of land is suitable for the intended use. The report shall include confirmation that all the consenting requirements have been met and compliance approved before development of any POL(s) can occur. A copy of the SVR must be provided to Council's Environmental Health Manager (or nominee) for approval in a certification capacity as soon as practicable after remediation of the POL(s) is completed.
66. Any soil exceeding the applicable NESCS standard shall be removed under controlled conditions to a licensed waste facility or landfill for disposal in accordance with the requirements of the RAP, the disposal site and the relevant authority. Receipts of transport and disposal shall be included in the Site Validation Report.
67. If the results of the DSI indicates soil disturbance is required to be managed, a Site Management Plan (SMP) shall be prepared that targets the actual onsite conditions relating to human health exposure, and the actual offsite removal issues relating to appropriate transport and disposal. The SMP shall include the relevant human health- related controls to ensure minimal exposure via the applicable pathways for the duration of the soil disturbance works. The SMP shall include appropriate contingency measures for any previously unidentified contamination being discovered, and an acceptable method and timing for works completion reporting. A copy of the SMP shall be provided to Council's Environmental Health Manager. Any alternative methods or measures shall be proven to be consistent with the objective of the approved SMP prior to their implementation.

Advice Note:

The DSI and any RAP, SVR or SMP that may be required as an outcome of the findings of the DSI may either be prepared for the entire site or for specific stages of the subdivision, provided that the reports must be completed and certified in accordance with the requirements of these conditions for each stage.

Archaeological Management and Monitoring

68. The Consent Holder shall ensure that representatives of the Tangata Whenua Working Group, Nga Mana Toopu o Kirikiriroa, Te Ha o Te Whenua o Kirikiriroa and

Waikato Tainui are notified within one month of the proposed commencement of Construction Works.

69. At least one month prior to the commencement of Construction Works the Consent Holder shall provide the Archaeological Sites Management Plan and Research Strategy prepared in compliance with Heritage NZ Authority 2019/069 to the HCC Planning Guidance Unit Manager.
70. The Consent Holder shall submit a copy of the Annual Archaeological Report required under Heritage NZ Authority 2019/069 annually to the HCC Planning Guidance Unit Manager in order to assist Council in monitoring effects.
71. The Consent Holder shall upon completion submit a digital copy of the Final Archaeological Report required under Heritage NZ Authority 2019/069 to the HCC Planning Guidance Unit Manager.
72. Earthworks shall be carried out in accordance with the Archaeological Site Management Plan prepared by W Gumbley Ltd dated 2 July 2018, or any updated Archaeological Site Management Plan which has been approved by Heritage New Zealand Pouhere Taonga. A copy of any updated Archaeological Site Management Plan shall be provided to the HCC Planning Guidance Unit Manager within 10 working days of approval of the change by Heritage New Zealand Pouhere Taonga.

ECOLOGICAL MANAGEMENT AND MONITORING

Objectives

73. The objectives of the Management Plans referred to in Condition 74 shall be as follows:
 - a) To protect the Bat Priority Areas by avoiding adverse effects on the function of the habitat, in terms of commuting, foraging and socialisation;
 - b) To enhance the values and attributes of bat habitat within Bat Priority Areas including by providing a full range and extent of vegetation types, including linear features and mature trees, for the long-tailed bat and other fauna;
 - c) To provide for and facilitate the full taxonomic range of the enable long-tailed bats to thrive by:
 - i) avoiding the adverse effects of lighting and noise within the Bat Priority Areas;
 - ii) protecting the bats from predation;
 - iii) banning ownership of cats and mustelids within Amberfield;
 - iv) protecting roosting sites within the Bat Priority Areas; and
 - v) avoiding injury and/or mortality of roosting long-tailed bats during any tree removal.
 - d) To protect native lizards and native birds during Construction Works.

Management Plans

74. The Consent Holder shall prepare a Habitat Management Plan and a Bat Protection Plan for the purpose of achieving the above objectives and in sufficient detail to satisfy HCC that each plan will achieve the conditions of this consent. Each Management Plan shall be prepared by appropriately qualified and experienced ecologists and submitted to the HCC Planning Guidance Manager (or nominee) for certification at least ten (10) working days prior to the commencement of any Construction Works and at least ten (10) working days prior to commencement of Construction Works in the relevant stage in the case of sub-plan(s) to the Bat Protection Plan for Construction Works in Bat Priority Areas.
- 74A. The Habitat Management Plan and Bat Protection Plan (including sub-plans) shall be prepared for certification in accordance with the following process, with the exception of the Early Planting Prior to Construction Works which is subject to the process and certification set out in condition 93:
- (a) the Consent Holder shall prepare the draft Management Plans for discussion with HCC, the Department of Conservation, the Tangata Whenua Working Group and the Riverlea Environment Society Incorporated who shall be given twenty (20) working days to consider and provide written comments on the draft plan(s);
 - (b) following receipt of written comments the Consent Holder may, at its discretion, amend the draft Management Plans in response to those comments;
 - (c) the Consent Holder shall submit the draft Management Plans, together with the comments from the parties consulted in a) to the Bat and Habitat Enhancement Review Panel;
 - (d) the Bat and Habitat Enhancement Review Panel shall be given twenty (20) days to review the draft Management Plans and provide written recommendations for the final Management Plans to the Consent Holder;
 - (e) following receipt of written recommendations the Consent Holder may, at its discretion, amend the draft Management Plans in response to those recommendations;
 - (f) the Consent Holder shall submit the finalised Management Plans to the HCC Planning Guidance Unit Manager (or nominee), together with written comments received from the relevant parties and the recommendations from the Bat and Habitat Enhancement Review Panel, for certification;
 - (g) Certification of the Management Plans will consider whether the above objectives and any matters prescribed in the specific management plan conditions below have been addressed. If the Consent Holder has not amended the Management Plans in accordance with the recommendations of the Bat and Habitat Enhancement Review Panel, then the Council may review the conditions of consent pursuant to condition 212; and
 - (h) Construction Works shall not commence until the relevant Management Plans are certified.

Advice Note: Wetland and freshwater values are addressed in conditions of consent AUTH139498.04.01 from Waikato Regional Council.

Review of Certified Management Plans

75. The Management Plan(s) shall be reviewed in accordance with (a) to (e), and if necessary updated:
- (a) Every three years from the certification of the Management Plans;
 - (b) For the Habitat Management Plan, in response to any recommendations of the Planting Monitoring Report made in accordance with condition 95;
 - (c) For the Bat Protection Plan and the Habitat Management Plan, in response to any recommendations of the Bat Monitoring Report made in accordance with condition 123;
 - (d) To be consistent with any authorisation from the Director-General of the Department of Conservation under section 53 of the Wildlife Act 1953, if any such authorisation is required;
 - (e) At any other time at the Consent Holder's initiation.

Advice Note: Authorisations under the Wildlife Act 1953 may be required, separate to the Resource Management Act 1991 process. The purpose of this condition is to ensure consistency between any authorisation and the content of the Management Plans.

76. The purpose of any review under condition 75 shall be to identify whether any changes to management procedures contained within the Management Plans are required to achieve the objectives of the Management Plan.
77. In undertaking a review of the Management Plans, the Consent Holder shall consider:
- (a) the survey monitoring data produced to date, including the outcomes of the bat monitoring report required by condition 123;
 - (b) any outcomes of the Planting Monitoring Report required by condition 95;
 - (c) any actual or potential adverse effects identified from monitoring which are demonstrated to be a direct effect of the activity that is the subject of this consent either alone or in combination with other causes;
 - (d) whether any adverse effects which may have arisen are already appropriately addressed in the consent conditions and Management Plans, including the long-tailed bat population enhancement payment required in conditions 142 to 144.
78. The consent holder shall prepare reports containing the outcomes of the reviews, including whether changes are proposed to the Management Plan(s) and the details of any changes. The reports and any updated Management Plan(s) shall be prepared and certified following the process set out in condition 74A(a) to (g). No change shall have effect until it is certified.

Bat and Habitat Enhancement Review Panel

79. A Bat and Habitat Enhancement Review Panel shall be appointed to make recommendations to the Consent Holder and HCC pursuant to the timeframes required in conditions below at least annually, on the following matters:

- (a) the initial preparation of the Habitat Management Plan and subsequent reviews;
- (b) the initial preparation of the Bat Protection Plan and subsequent reviews;
- (c) sub-plans for Construction Works within the Bat Priority Areas;
- (d) the review of monitoring and compliance reports; and
- (e) if required by HCC, the distribution of the Long-tailed Bat Population Protection and Enhancement Fund.

80. The Bat and Habitat Enhancement Review Panel shall comprise at least three persons who shall be nominated by the Consent Holder, the Department of Conservation, the Tangata Whenua Group and the Riverlea Environment Society and shall be approved at the sole discretion of HCC's Planning Guidance Unit Manager (or nominee). If any of the parties have not provided any nominations within 10 working days of request by HCC's Planning Guidance Unit Manager (or nominee) the Panel members will be approved from the nominations received. The Panel shall meet the following criteria:
- (a) independent of the planning, design, construction, management and monitoring of Amberfield and independent of participation on behalf of HCC and the parties to the hearings for this resource consent;
 - (b) at least two of whom shall be experienced in the ecology of the long-tailed bat and one of whom shall be experienced in terrestrial ecology; and
 - (c) be suitably qualified and have demonstrated expertise in their field.

The Panel may co-opt other independent specialist members to assist in any of its functions for specified periods subject to the approval of HCC's Planning Guidance Unit Manager (or nominee).

81. The Consent Holder shall provide the Bat and Habitat Enhancement Review Panel with all records, plans, designs and other information that the Panel may request to undertake its review, and shall afford the Panel full access to the site at reasonable times.
82. All costs associated with the Bat and Habitat Enhancement Review Panel shall be met by the Consent Holder.

Habitat Management

83. A Habitat Management Plan shall be prepared to satisfy the objective in condition 73 and shall comprise the Habitat Enhancement Sub-Plan, the Lizard Management Sub-Plan and the Avifauna Management Sub-Plan, addressing relevant consent requirements as follows.

General Planting Requirements

84. The Waikato River Margin, Southern Gully, East-West Shelterbelt and Knoll Park shall be planted for the purpose of mitigating adverse ecological effects of the development. The planting shall be carried out and established in general accordance with:
- (a) For the Waikato River Margin and the Southern Gully, Boffa Miskell Drawing

A17134 054 Revision N Gully and Esplanade Reserve Vegetation Strategy 24 February 2021 (Schedule A7), Boffa Miskell Drawing A17134 081 Addendum Figure 3 North Eastern Terrace Concept Plan Rev E dated 29 March 2021 (Schedule A11), Boffa Miskell Drawing A17134_060 Revision F Cross Section Location Plan 24 February 2021 (Schedule A13), Boffa Miskell Drawing A17134 061 Cross Sections Rev D dated 23 July 2020 (Schedule A14), Boffa Miskell Drawings A17134_093a and 093b Revision C Gully Sections 24 February 2021 (Schedule A15) and Boffa Miskell Drawings A17134_094a and 094b Revision C Southern Waikato River Margin Sections DD and EE 22 February 2021 and Drawings A17134_094c and 094d Southern Waikato River Margin Sections FF and GG 22 February 2021 (Schedule A16);

- (b) For the East-West Shelterbelt, Boffa Miskell Drawing A17134 083a Indicative Shelterbelt Planting Strategy Plan Rev W 29 June 2021 (Schedule A9) and Boffa Miskell Drawing A17134 083b Shelterbelt Cross Section AA Rev Q 29 June 2021, Drawing A17134 083c Shelterbelt Cross Section BB Rev P 29 June 2021 and Drawing A17134 083d Shelterbelt Cross Section CC and Rev B 29 June 2021 (Schedule A10);
- (c) For Knoll Park, Boffa Miskell Drawing A17134_130 Knoll Park Landscape Concept Rev H dated 29 June 2021 (Schedule A20);
- (d) the species list set out in Schedule A17;
- (e) the relevant requirements in conditions 85 to 94.

- 85. For indigenous plants, all plantings shall be eco-sourced (Hamilton Ecological District) plant species appropriate to the locality, and the ecosystem type being restored (i.e. the ecosystem type would have occurred at the locality under natural conditions). These indigenous species shall be represented in appropriate diversity, proportions, cover, and configuration as would be expected for natural examples of the same ecosystem types within the Hamilton Ecological District.

Early Planting Prior to Construction Works Requirements

- 86. The planting shown on Boffa Miskell Drawing A17134 Proposed Early Planting Outside of Earthworks Extent Rev 9 dated 24 February 2021 (Schedule A8) within Waikato River Margin Lots 1502, 1503, 1508 and 1518 shall be established prior to Construction Works commencing and no later than the first planting season following the provision of a Commencement Notice. This planting shall be completed to address the requirements in conditions 84 and 85.
- 87. The East-West Shelterbelt shall be retained and enhanced as bat habitat with corridor enhancement planting and underplanting beneath the existing shelterbelt so as to maintain a movement corridor for bats across the site that shelters the bats from the light and wind, and to provide for foraging and socialising by bats. The new underplanting of the existing shelterbelt shown on Boffa Miskell Drawing A17134 083a Indicative Shelterbelt Planting Strategy Plan Rev W 29 June 2021 (Schedule A9) and Boffa Miskell Drawing A17134 083b Shelterbelt Cross Section AA Rev Q 29 June 2021, Drawing A17134 083c Shelterbelt Cross Section BB Rev P 29 June 2021 and Drawing A17134 083d Shelterbelt Cross Section CC and Rev B 29 June 2021

(Schedule A10) within Lots 1506 and 1510 shall be established prior to Construction Works commencing and no later than the first planting season following the provision of a Commencement Notice. This planting shall be completed to address the requirements in conditions 84 and 85.

88. The 10m width of early planting shown on Boffa Miskell Drawing A17134 Proposed Early Planting Outside of Earthworks Extent Rev 9 dated 24 February 2021 (Schedule A8) shall be planted along all of the Waikato River Margin and along the Southern Gully to minimise light spill into the river corridor, Hammond Bush and the gully prior to Construction Works commencing and no later than the first planting season following the provision of a Commencement Notice. This planting shall be completed to address the requirements in conditions 84 and 85.

Other Planting Requirements

89. The following planting shall be completed no later than the third planting season following the provision of a Commencement Notice, excluding the stormwater management devices and subject to any requirements of the Aquatic Habitat Enhancement Plan (which is a requirement of the Waikato Regional Council resource consent AUTH139498.03.01):
- (a) the remaining planting along the Waikato River Margin north of the gully within Lots 1508 and 1518 which is outside of the earthworks extent shall be completed to address the requirements in conditions 84 and 85 and in accordance with the certified Habitat Management Plan required by condition 74;
 - (b) the remaining planting within the Southern Gully within Lots 1507, 1509 and 1516 which is outside of the earthworks extent, excluding the planting required under condition 91, shall be completed to address the requirements in conditions 84 and 85 and in accordance with the certified Habitat Management Plan required by condition 74.
90. The remaining planting along the Waikato River Margin south of the Southern Gully within Lots 1512 and 1514 which is outside of the earthworks extent shall be completed to address the requirements in conditions 84 and 85 and in accordance with the certified Habitat Management Plan required by condition 74. The planting shall be completed no later than the fifth planting season following the provision of a Commencement Notice, excluding the stormwater management devices and subject to any requirements of the Aquatic Habitat Enhancement Plan (which is a requirement of the Waikato Regional Council resource consent AUTH139498.03.01).
91. The remaining planting within the Southern Gully which is within 50m of the bridge crossing and within Lots 1507 and 1509 shall be completed to address the requirements in conditions 84 and 85 and in accordance with the certified Habitat Management Plan required by condition 74 by the first planting season following practical completion of the bridge.
- 91A. The remaining planting within the East-West Shelterbelt within Lots 1506 and 1510 and within Roads RD001 and RD002 and within Knoll Park within Lot 1517 shall be

completed by the first planting season after the earthworks is completed in Stages 1, 5 and 6 to address the requirements in conditions 84 and 85 and in accordance with the certified Habitat Management Plan required by condition 74.

92. The remaining planting within the earthworks extent shall be completed by the first planting season after the earthworks is completed in each construction stage to address the requirements in conditions 84 and 85 and in accordance with the certified Habitat Management Plan required by condition 74.

Detailed Planting and Maintenance Requirements

93. Detailed planting plans and planting and maintenance specifications to address the early planting requirements in Conditions 86 to 88 shall be prepared and submitted to the HCC Planning Guidance Unit Manager or nominee for certification prior to planting commencing within each respective area. Maintenance specifications shall include weed control and pest plant control and animal control necessary to ensure the successful establishment of the plants.
94. The Consent Holder shall maintain all of the ecological mitigation planting required by condition 84 until the following requirements have been met. Confirmation that the requirements have been met shall be determined by a suitably qualified ecologist who shall provide written confirmation of the same to the HCC Planning Guidance Unit Manager or nominee:
- (a) 4 m average height and 80% canopy closure in the vertical plane for the planting comprising the "Buffer planting area located in natural ground not dependent on earthworks" as shown on Boffa Miskell Drawing A17134 081 Addendum Figure 3 North Eastern Terrace Concept Plan Rev E dated 29 March 2021 (Schedule A11) and the "Buffer", "Gully" and "Bat Crossing" areas identified under "10m Width of Early Planting" as shown on Boffa Miskell Drawing A17134 Proposed Early Planting Outside of Earthworks Extent Rev 9 dated 24 February 2021 (Schedule A8);
 - (b) 4 m average height and 80% canopy closure in the vertical plane for the planting adjacent to Road RD002 comprising the "Buffer planting areas to follow earthworks" shown on Boffa Miskell Drawing A17134 081 Addendum Figure 3 North Eastern Terrace Concept Plan Rev E dated 29 March 2021 (Schedule A11), which is also referenced as "buffer planting" shown on Boffa Miskell Drawing A17134 061 Cross Sections Rev D dated 23 July 2020 (Schedule A14);
 - (c) 4 m average height and 80% canopy closure in the vertical plane for the planting on Lots 1506 and 1510 comprising the "Corridor Enhancement Planting" as shown on Boffa Miskell Drawing A17134 083a Indicative Shelterbelt Planting Strategy Plan Rev W 29 June 2021 (Schedule A9) and Boffa Miskell Drawing A17134 083b Shelterbelt Cross Section AA Rev Q 29 June 2021, Drawing A17134 083c Shelterbelt Cross Section BB Rev P 29 June 2021 and Drawing A17134 083d Shelterbelt Cross Section CC and Rev B 29 June 2021 (Schedule A10);
 - (d) For the remaining planting, for a minimum of 5 years. If monitoring shows that a density and diversity of species has not been achieved in accordance with the certified Habitat Management Plan after 5 years, then the maintenance period

- shall be extended until such time as it is achieved;
- (e) For the planting required to be undertaken in (d) above, the Consent Holder shall provide advice in writing to the HCC Planning Guidance Unit Manager or nominee from a suitably qualified ecologist to confirm when each stage of planting has been undertaken in accordance with the certified planting plans.

Monitoring

95. The Consent Holder shall submit a Planting Monitoring Report to the Planning Guidance Unit Manager and to the Bat and Habitat Enhancement Review Panel from the first stage of planting and annually thereafter for the duration of the respective maintenance periods described in Condition 94. The report shall include the following information:
- (a) Success rates, number and location of plants lost and replacement of dead plants;
 - (b) Height and vertical canopy closure for the planting identified in condition 94(a), (b) and (c), along with species density and diversity;
 - (c) Animal and weed pest control; and
 - (d) Recommendations for changes to the Habitat Enhancement Sub-Plan (if any).

Habitat Enhancement Sub-Plan

96. A Habitat Enhancement Sub-Plan shall be prepared to satisfy the requirements of conditions 83 to 95 and shall include:
- (a) Detailed planting plans and planting and maintenance specifications for the Early Planting Prior to Construction works to address the requirements in conditions 86 to 88, as certified under condition 93;
 - (b) Detailed planting plans and planting and maintenance specifications for the Southern Gully to address the requirements in conditions 89(b), 91 and 92, including plant species, densities and habitat design for avifauna, lizards and long-tailed bats which shall be developed in collaboration with ecologists with suitable expertise and experience in these areas and in consideration of the Gully restoration guide: a guide to assist in the ecological restoration of Hamilton's gully system. Wall, K and B.D. Clarkson 2006: Third Revised Edition, Hamilton City Council. Specific planting design measures shall be incorporated into the detailed planting plans to facilitate bat movement over or under the bridge crossing and over the culvert crossing of the Southern Gully;
 - (c) Detailed planting plans and planting and maintenance specifications for the Waikato River Margin to address the requirements in conditions 89(a), 90 and 92;
 - (d) Detailed planting plans and planting and maintenance specifications for the East-West Shelterbelt and Knoll Park to address the requirements in condition 91A;
 - (e) How any planting related requirements of resource consent AUTH139498.04.01 issued by Waikato Regional Council will be met;
 - (f) A vegetation maintenance plan for new plantings within the Bat Priority Areas. The maintenance plan shall include weed control and pest plant and animal control necessary to ensure the successful establishment of the plants and the

ongoing replacement of plants that do not survive during the maintenance period. The vegetation maintenance plan shall relate to all vegetation, including the maintenance requirements for the early planting certified in accordance with condition 93;

- (g) Measures to reduce the risk of the spread of diseases such as Myrtle Rust and Kauri dieback; and
- (h) The monitoring methodology to be used to prepare the Planting Monitoring Report required by condition 95.

- 97. The certified Habitat Enhancement Sub-Plan shall be implemented for the duration of earthworks and the planting for each stage of construction and for the maintenance periods described in condition 94.
- 98. Reporting on the implementation of the Habitat Enhancement Sub-Plan shall be provided to HCC's Planning Guidance Unit Manager and to the Bat and Habitat Enhancement Review Panel on an annual basis over the periods described in condition 94.

Lizard Habitat Management

- 99. A Lizard Management Sub-Plan shall be prepared to satisfy the requirements of conditions 83, 100 and 101.
- 100. Vegetated areas of the site to be removed which are potential lizard habitat shall be identified and incidental capture and translocation measures shall be implemented within these areas in accordance with best practice.
- 101. Lizard habitat within the Southern Gully is to be created and/or enhanced by retaining woody debris and natural refugia salvaged from the vegetated areas to be removed from other parts of the site.
- 102. The Lizard Management Sub-Plan shall record the following information in support of achieving conditions 100 and 101:
 - (a) a description of lizard habitat, lizard species present, legal requirements, disease management, survey timing and recovery and translocation methods, reporting requirements, mitigation commensurate with the number and species of lizards rescued, and incidental kill and harm minimisation protocols;
 - (b) a description of the methodology for incidental capture of native lizard species including: handling protocols, relocation protocols, reporting protocols, potential relocation sites, and protocols for dealing with injured or dead lizards encountered during the works;
 - (c) a description of the lizard habitat creation and improvement methodology within the Southern Gully; including discussion of:
 - (i) appropriate plant species to be planted;
 - (ii) appropriate location/s for habitat creation or improvement;
 - (iii) methods for provision of providing additional refugia, e.g. depositing salvaged logs, wood or debris; and

- (iv) any protection mechanisms (if required) to ensure the relocation site is maintained (e.g. covenants, consent notices etc).

- 103. The certified Lizard Management Sub-Plan shall be implemented for the duration of earthworks for each stage of construction.
- 104. Reporting on the incidental capture and release of native lizard species shall be provided to HCC's Planning Guidance Unit Manager on an annual basis over the period described in condition 103.

Advice note: The Consent Holder's maintenance obligations for lizard habitat are addressed by the requirements of the Habitat Enhancement Sub-Plan (condition 96).

Avifauna Habitat Management

- 105. An Avifauna Management Sub-Plan shall be prepared to satisfy the requirements of conditions 83 and 106.
- 106. Vegetated areas of the site to be removed shall be inspected for nesting of native birds. If nesting birds are detected, exclusion zones shall be implemented until fledging of chicks is completed.
- 107. The Avifauna Management Sub-Plan shall record the following information in support of achieving condition 106:
 - (a) A description of the methodology for pre-vegetation clearance nesting bird surveys including consideration of:
 - (i) the nesting periods of native birds present onsite; and
 - (ii) appropriate timing of vegetation clearance and surveys;
 - (b) The details for exclusion zones around nesting birds until fledging of chicks if detected within proposed vegetation clearance areas; and
 - (c) Protocols for dealing with injured or dead birds encountered during the works.
- 108. The certified Avifauna Management Sub-Plan shall be implemented for the duration of earthworks for each stage of construction.
- 109. Reporting on the detection and management of nesting native birds shall be provided to HCC's Planning Guidance Unit Manager on an annual basis over the period described in condition 108.

Advice note: The Consent Holder's maintenance obligations for avifauna habitat are addressed by the requirements of the Habitat Enhancement Sub-Plan (condition 96).

Bat Protection

- 110. A Bat Protection Plan shall be prepared to satisfy the objective in condition 73 and address the requirements of the Vegetation Protection and Removal Protocol, Design of Roads RD001 and RD002 through the East-West Shelterbelt, Artificial Roost Box

Installation and Management, Bat Monitoring and Reporting, temporary screen fencing design and maintenance, and related procedures and actions as follows.

Vegetation Protection and Removal Protocol

111. All trees within Bat Priority Areas which are ≥ 15 cm diameter at breast height and that provide or potentially provide roost habitat and buffering of light for long-tailed-bats shall be retained, unless:
- (a) any such trees are within two times its height from a road, designed path or residential lot and are recommended for removal by a suitably qualified and experienced arborist due to presenting a significant danger to the public;
 - (b) the trees are within the Waikato River Margin and are required to be removed due to being within the areas subject to Earthworks;
 - (c) the trees are within the Southern Gully and are required to be removed due to being:
 - (i) within the areas subject to Earthworks; or
 - (ii) within 5m of the outer edge of the areas subject to Earthworks and not being able to be retained due to the construction requirements to complete the Earthworks, or due to impacts on tree health or stability making their retention not possible, as determined by a suitably qualified and experienced arborist.
 - (d) the trees are within the East-West Shelterbelt or within Lots 1503, 2015 or 2035 and are required to be removed in accordance with condition 114.
- 111A. No removal of trees which are ≥ 15 cm diameter at breast height shall occur except in accordance with the vegetation removal protocols in the certified Bat Protection Plan.
112. Where Construction Works (including vehicle and machinery access and storage) are undertaken within Bat Priority Areas in compliance with a certified sub-plan of the Bat Protection Plan, all vegetated areas to be retained within the Bat Priority Areas which are within 100 metres of active Construction Works shall be physically demarcated for the duration of those works in accordance with the specific certified sub-plan of the Bat Protection Plan. The areas to be demarcated shall be determined by a suitably qualified and experienced ecologist and an arborist prior to the Construction Works within the Bat Priority Areas commencing.
113. Disturbance associated with Construction Works is to be minimised around any active roosts within the site that are discovered that do not require removal.

Design of Roads RD001 and RD002 through the East-West Shelterbelt

114. The final design of Roads RD001 and RD002 through the East-West Shelterbelt shall be in general accordance with Harrison Grierson Drawings 141842-SK600-SK601 and SK603 East-West Shelterbelt Layout Plans and Alternative Road Cross Sections at East-West Shelterbelt Rev 5 dated 16 February 2021 (Schedule

~~114. The design shall incorporate~~ ~~where suitable and shall not otherwise~~
~~be of state consideration~~ the following design features:

- (a) An alignment and design which minimises the number of existing trees that are required to be removed within the East-West Shelterbelt and within Lots 1503, 2015 and 2035 ~~and is designed to ultimately maximise canopy connectivity with the adjacent shelterbelt;~~
- (b) Road RD001 shall have:
 - i. a ~~split~~ carriageway; and
 - ii. ~~two 4.0m traffic lanes separated by a central planted median island containing either at least one existing shade tree or one new tree of at least 4.0m in height at the time of planting in the alignment of the carriageway~~ and
 - iii. ~~2.0m wide footpaths on either side of the road~~ ~~and~~ ~~potentially separated from the road carriageway if this placement allows trees to be retained;~~
- (c) Road RD002 shall be a single-lane shared ~~space~~ for ~~vehicles, pedestrians, cyclists and micro-mobility users~~ with a carriageway width of 4.0m ~~a low speed design (20kph to 30kph) and a design which ensures removal of no more than one tree within the existing street space;~~
- (d) Planting of the East-West Shelterbelt shall be in accordance with conditions 84, 87 and 170(b);
- (e) Lighting shall be in accordance with condition 130.

Artificial Roost Box Installation and Management

115. The consent holder shall install and maintain 240 artificial bat roost boxes with predator control bands within the site and/or (where prior approval has been granted from Council) within Hamilton City Council reserves, where known high activity of bats occurs. The boxes shall be installed within 5 years of the Commencement Notice and each box shall be maintained by the Consent Holder for a period of 10 years from the date of its installation.

Bat Monitoring

116. ~~The purpose of the bat monitoring shall be to implement the objectives in condition 115(a), (b) and 170(b), (c), (d) and (e).~~ The Consent Holder shall engage a suitably qualified bat ecologist(s) to prepare and implement a bat monitoring programme ~~for the purposes of assessing bat activity across the site and habitat use by bats before, during and after construction, which~~ ~~The bat monitoring programme~~ shall include data collection ~~before, during and after construction~~ in relation to the following:
- (a) bat movement across ~~and within~~ the site; and
 - (b) bat activity in retained and restored habitats within the Bat Priority Areas and in neighbourhood reserves; ~~and~~
 - (c) ~~recording of any injury or mortality of bats found within the Amberfield site, including the cause (if known) and the location where found.~~

117. The information from the bat monitoring shall be used to inform:

- (a) the review and improvement of management plans to implement the objectives in condition 73;
 - (b) advice and recommendations by the Bat and Habitat Enhancement Review Panel; and
 - (c) the review of consent conditions, if necessary.
- 118. Monitoring shall include, but not necessarily be limited to, bioacoustic monitoring. Monitoring shall be carried out annually, over the long-tailed bat breeding season and peak activity period, between November and April (at a consistent time each year), for a minimum of 12 years comprising:
 - (a) a minimum of one season of baseline monitoring prior to Construction Works commencing (in addition to considering all existing monitoring data). The intention is that there be one further season of pre-construction monitoring unless the Bat and Habitat Enhancement Panel consider there is a significant reason for requiring additional monitoring;
 - (b) monitoring annually for the duration of the Construction Works; and
 - (c) three seasons of monitoring following the completion of Construction Works on the final subdivision stage.
- 119. Detailed monitoring design (including sampling event duration, specific sample locations, reference sites, sample size, statistical analysis) shall be developed with input from an independent biostatistician. Monitoring shall take place within the locations identified in condition 116, as well as concurrently at Hammond Park and at least one other off-site location nearby to be determined as part of the preparation of the bat monitoring programme. Monitoring shall take place at the same sites at the same time of year, using the same methods and device (manufacturer and model) throughout the entire monitoring programme.
- 120. If there is equipment failure or loss of data then monitoring shall be repeated until the sample size (number of sites and nights) that was recommended by the biostatistician has been collected. The raw data shall be made publicly available prior to the commencement of the following monitoring season.
- 121. Where practicable, sampling is to be coordinated and cross-referenced with Southern Links monitoring, and other long-tailed bat monitoring that may be required in the Peacocke Structure Plan Area to provide a landscape-wide context for interpretation of data.
- 122. Artificial bat roosts shall be inspected at least annually for signs of occupancy, and the integrity of the pest proof banding and condition of roost boxes shall be inspected and maintained where required at least twice a year. Cleaning and repairs to the artificial roosts shall be completed where required following inspections.

Reporting

- 123. The outcomes of the annual bat monitoring from the previous season's monitoring shall be provided to Council and to the Bat Habitat Enhancement Review Panel

within two months of completion in the form of a Bat Monitoring Report prepared by a suitably qualified ecologist(s) detailing the results and analysis of the results and any responses and recommendations for changes to the Bat Protection Plan and/or Habitat Management Plan if changes are considered to be necessary.

124. Responses to the outcome of annual bat monitoring for the purpose of addressing adverse effects identified through monitoring, which may be included in changes to the Bat Protection Plan and/or Habitat Management Plan include:
- (a) modification to street lighting;
 - (b) modification to species assemblage and/or plant densities in vegetated buffers;
 - (c) installation of temporary physical barriers (e.g. brush hedging or similar) to supplement vegetated buffers;
 - (d) modification to proposed residential berm screen planting;
 - (e) targeted ~~pest animal~~ predator control at known roost sites.

Bat Protection Plan

125. The Bat Protection Plan shall be prepared to demonstrate compliance with the objectives in condition 73(a), (b) and (c) (i), (ii), (iv) and (v), and the requirements of conditions 111 to 124 and to address design and maintenance requirements for temporary screen fencing in conditions 134A and 134B. It shall include the following:
- (a) Vegetation protection and removal actions and procedures to achieve the outcomes in conditions 111 to 113, with the objective of avoiding injury and/or mortality of roosting long-tailed bats. The protocols shall be implemented by a suitably qualified bat ecologist and follow current best practice.
 - (b) The identification of all trees to be removed that are ≥ 15 cm diameter at breast height and that provide or potentially provide roost habitat and buffering of light for long-tailed-bats, including:
 - (i) trees outside Bat Priority Areas; and
 - (ii) trees within Bat Priority Areas which are recommended for removal in accordance with condition 111.
 - (c) The methods to ensure that disturbance associated with Construction Works is minimised around any active roosts within the site that are discovered, where the tree is identified to be removed, until such roosts are confirmed to be vacant of bats, as determined by a suitably qualified and experienced bat ecologist using current best practice and in consultation with the Department of Conservation.
 - (d) For each specific instance where Construction Works occur within the Bat Priority Areas, a sub-plan setting out the extent and limitations of the particular Construction Works proposed, and the measures to avoid adverse effects on bat habitat and on long-tailed bats, including ensuring no temporary or permanent disruption of long-tailed bat habitat that prevents commuting, foraging and socialisation, or any disturbance to long-tailed bats particularly through noise or light.
 - (e) A description of the fencing of Bat Priority Areas and other physical barriers and methodology of informing construction personnel as to the importance of avoiding the demarcated areas. Any Earthworks which are required within the dripline of trees to be retained shall be undertaken under the direction of a

suitably qualified and experienced arborist to ensure the survival and long-term viability of the trees.

(f) Consideration of whether predator control should be used and if so the appropriate methods, intensity and requirements.

(g) Procedures and actions for the location, design and timing of installation of 240 artificial roost boxes and of their monitoring and maintenance which addresses the requirements in condition 115 and condition 122.

(h) A bat monitoring programme which addresses the requirements in conditions 116 to 122.

(ha) Design specifications and maintenance procedures for temporary screen fences using material which prevents light from vehicles from passing through the fence in accordance with conditions 134A and 134B until road side buffer planting achieves required performance standards.

(i) Processes for keeping of records for procedures and actions undertaken pursuant to the plan which shall be made available to HCC at any time within 2 weeks following a request being made to the Consent Holder for this information.

126. The certified Bat Protection Plan shall be implemented for the duration of earthworks for each stage of construction, for the maintenance period specified in condition 115 and for the monitoring periods specified in condition 118.

Lighting

Artificial Spill Light Limit (ASLL) for Road Lighting and Residential Lot Lighting

127. For the purposes of the Road Lighting and Residential Lot Lighting conditions 130(b), 138(a) and 139(a), the Artificial Spill Light Limit (ASLL) shall be no more than 0.1 lux above the natural ambient illuminance between Civil Dusk and Civil Dawn measured in a vertical plane within 3m of the boundary within the Bat Priority Areas using the methodology set out in condition 128.

128. The following methodology shall apply to the measurement of the ASLL

(a) Each total illuminance (i.e. light level) measurement shall be taken at a distance of 3m from the boundary within the Bat Priority Area, at a height selected to measure the maximum illuminance at that location, in the vertical plane facing towards the road and residential lighting sources (i.e. to measure the illuminance directly entering the Bat Priority Area) and at a location that is clear of any obstruction that could affect the measurement.

(b) The ambient illuminance shall be measured within the Bat Priority Areas, at a location near each representative measurement point, but where there is no artificial light contribution.

(c) All ambient and total illuminance measurements shall be taken on the same evening between Civil Dusk and Civil Dawn in fine weather conditions with no fog present. Should sky conditions change during the measurement session then additional ambient measurements shall be taken as necessary.

(d) The added artificial illuminance shall be determined by subtracting the measured

ambient light from the total light measurement.

- (e) Light level measurements shall be undertaken by a suitably qualified and experienced technical lighting specialist. The results of the light level measurements and the records defining all measurement locations (including GPS coordinates) shall be reported to the HCC Planning Guidance Unit Manager at the time of works clearance for s224(c) certification, and to the Bat and Habitat Enhancement Review Panel. If recorded light levels were greater than the ASLL at any sample measurement point the report shall contain the original sample data, analysis as to why the light level had been exceeded and the measures implemented to achieve compliance.

Advice Note: A suitably qualified and experienced technical lighting specialist would include a person who is recognised by the Illuminating Engineering Society of Australia and New Zealand as a Member (MIES), Fellow (FIES) or Registered Lighting Professional (RLP).

128. The following methodology shall apply to the measurement of the ASLL:

- (a) Light level measurements shall be taken at a height of 1m off the ground and a minimum of 2m outside the maximum lateral extent of the drip line of any existing vegetation in the vertical plane, perpendicular to and facing away from the boundary of the Bat Priority Areas. Any repeat measurements required shall be taken at the same location on each occasion. Records shall be maintained defining all measurement locations and the measurement results.
- (b) The ambient illuminance shall be measured within the Bat Priority Areas, at a location near each sample measurement point, but where there is no artificial light contribution, with same sky conditions (e.g. state of cloud cover across the moon).
- (c) All illuminance measurements shall be taken between Civil Dusk and Civil Dawn in fine weather conditions with no fog present. The added artificial illuminance shall be determined by subtracting the measured ambient light from the total light measurement.
- (d) Monitoring shall be undertaken by a suitably qualified and experienced lighting expert. The results of the light monitoring and the records defining all measurement locations shall be reported to the HCC Planning Guidance Unit Manager. If recorded light levels are greater than the ASLL at any sample measurement point the report shall contain the original sample data, analysis as to why the light level has been exceeded and the measures implemented to achieve compliance.

Road Lighting

129. A bat-sensitive road lighting regime shall be designed and implemented adjacent to Bat Priority Areas to minimise the spill of light into Bat Priority Areas.
130. The road lighting luminaires for the purpose of the bat-sensitive lighting regime shall be LED type, and designed and implemented to meet the following requirements:

- (a) Located on the opposite side of the road from the Bat Priority Areas, except for the roads crossing the East-West Shelterbelt and Southern Gully;
 - (b) The added artificial illuminance from the road lighting luminaires within the Bat Priority Areas shall be no more than the Artificial Spill Light Limit (ASLL) as defined in condition 127 and measured in compliance with condition 128;
 - (c) Maximum 6m high lighting columns and luminaires with zero upward tilt and zero upward light output;
 - (d) Colour temperature to be a maximum of 2700K (colour temperature) white;
 - (e) Where roads traverse the East-West Shelterbelt and the Southern Gully the road luminaires shall be located evenly spaced from the centerline of the identified bat habitat and as far apart as practical to minimise the illuminance in the anticipated bat flight path. For the sake of clarity, this relates to Road RD001 adjacent to Lots 1506 and 1510, RD002 adjacent to Lot 1506, Road RD003 adjacent to Lots 1507 and 1509 (between Lots 835, 303 and 436) and Road RD005 adjacent to Lots 1507 and 1516 (between Lots 455, 535, 540 and 567).
131. To support the bat-sensitive road lighting regime required by conditions 129 and 130, the road luminaire for all other roads within the subdivision shall have a maximum colour temperature of 2700K.
132. Detailed design of the bat-sensitive road lighting regime shall be prepared by a suitably qualified and experienced technical lighting specialist expert in collaboration with a suitably experienced bat ecologist, sufficiently detailed to prove compliance with conditions 129 to 131. This detailed design shall be submitted as part of the plans for engineering works as required by condition 205 to the HCC Planning Guidance Unit Manager or nominee for certification prior to implementation.
133. Condition 130(b) shall be deemed to be met in relation to the Bat Priority Areas when a light level measurement of no more than the ASLL is obtained at five representative points within each subdivision stage which adjoins Bat Priority Areas. The sample representative points shall be located 3m inside the boundary within the Bat Priority Areas adjoining the relevant subdivision stage and shall be selected to represent sites where, in the opinion of the technical lighting specialist expert, there is the greatest likelihood of illuminance being higher than the ASLL. There shall also be a visual audit supplemented by lighting measurement at any location where, in the opinion of the technical lighting specialist expert, the illuminance appears to be potentially higher than the ASLL.
134. The requirement to measure and report on road lighting shall apply to all subdivision stages with roads which adjoin the boundary of Bat Priority Areas. Road light levels shall be measured after all road lighting within each subdivision stage is established and operational and repeated as required following any adjustments to the road lighting regime until compliance with conditions 130 and 133 has been demonstrated. Section 224(c) shall not be issued for the relevant subdivision stage until this requirement is met.

Vehicle Headlights

134A. The requirements in either (a) or (b) shall be met prior to s224(c) certification for any subdivision stage containing roads which immediately adjoin the Bat Priority Areas (Stages 1, 4, 5, 6, 6A, 13, 24, 25, 26, 27 and 28):

- a) The Road Side Buffer Planting shown on Boffa Miskell Drawings A17134_054A Vegetation Strategy – Buffer Planting dated 18 June 2021 (Schedule A18) shall be established within the Bat Priority Areas adjoining the roads within the subdivision stage to achieve the following performance standards:
 - i. 1.4m height and 80% canopy closure in the vertical plane for the 'Road Side Buffer Planting >1.4m High' and 'Road Side Buffer Planting 1.4m High (3.0m Wide)' and 'Road Side Buffer Planting 1.4m High (5.0m Wide)'; and
 - ii. 1.8m height and 80% canopy closure in the vertical plane for the 'Road Side Buffer Planting >1.8m High' and 'Road Side Buffer Planting 1.8m High (3.0m Wide)'; and
 - iii. Compliance with (i) and (ii) shall be demonstrated through a report (or reports) prepared by a suitably qualified and experienced ecologist being provided to the satisfaction of HCC's Planning Guidance Unit Manager (or nominee).
- b) If the Road Side Buffer Planting has not achieved the performance standards in (a) at the time of s224(c) certification, temporary screen fencing shall be established as an alternative to achieve the applicable height standards in (a)(i) and (ii). The design of the temporary screen fencing shall be suitable to prevent light from passing through the fence and shall be in accordance with the certified Bat Protection Plan.

Advice Note:

For the avoidance of doubt, the Road Side Buffer Planting must also comply with the relevant requirements in conditions 84 to 94.

134AA. The Road Side Buffer Planting shall be designed in a way that minimises light spill into Bat Priority Areas in locations where access is required between public roads and Bat Priority Areas for pedestrian, cycling and maintenance purposes.

134B. Any temporary screen fencing established in accordance with condition 134A(b) shall be maintained by the consent holder in accordance with the certified Bat Protection Plan until the planting requirements in condition 134A(a) for the relevant subdivision stage have been met. The consent holder shall remove any temporary screen fencing for each subdivision stage as soon as practicable once the planting requirements have been confirmed to have been met.

134C. No public vehicular access shall be provided to roads adjoining the Bat Priority Areas within the relevant subdivision stage prior to s224(c) certification.

Reserve Lighting

135. The detailed design for the recreation, amenity, pedestrian and historical reserve Lots 1500, 1501, 1505, 1511, 1513 and 1515 and for the Lots within the Bat Priority Areas shall not incorporate installation of any lighting, with the exception of lighting within Lots 1100, 1101 and 1102 that may be required internally within the pump station cabinetry.

Residential Lot Lighting

136. For all the residential Lots 20-24, 62-80, 160-164 & 186 (Stage 1), Lot 131 (Stage 2), Lots 117 & 118 (Stage 3), Lots 41-61 (Stage 4), Lots 142-147, 177, 187, 197-198, 235-242 (Stage 6), Lots 243-250 (Stage 6A), Lots 828-830 (Stage 7), Lots 796-802 (Stage 8) Lots 719, 730 & 752 (Stage 9), Lots 751 & 731 (Stage 12), Lots 540, 567, 746-750 (Stage 13), Lots 541-545 (Stage 24), Lots 303, 405, 407-409, 411-421 & 436 (Stage 25), Lots 304-311, 336-339, 397-404 (Stage 26), Lots 508-511, 514-522, 535-539 (Stage 27), Lots 437-455 (Stage 28), to minimise the spill of light into Bat Priority Areas, permanent outdoor lighting arrays, including but not limited to external feature lights, security lights, path lights and driveway lights associated with future buildings shall achieve the following requirements:
- (a) No floodlights or lighting of outdoor sports (eg. tennis);
 - (b) Luminaires shall produce no direct upward light;
 - (c) Luminaires shall have a maximum nominal colour temperature of 3000K;
 - (d) All outdoor security lighting shall be motion sensor controlled.

Compliance with this condition shall be demonstrated at the building consent stage and shall be complied with on an ongoing basis.

137. Pursuant to Section 221 of the Resource Management Act 1991, a consent notice shall be registered against the Record of Title for all the lots referred to in Condition 136 requiring that permanent outdoor lighting arrays, including but not limited to external feature lights, security lights, path lights and driveway lights associated with future buildings shall achieve the following requirements:
- (a) No floodlights or lighting of outdoor sports (eg. tennis);
 - (b) Luminaires shall produce no direct upward light;
 - (c) Luminaires shall have a maximum nominal colour temperature of 3000K;
 - (d) All outdoor security lighting shall be motion sensor controlled.

Compliance shall be demonstrated at the building consent stage and shall be complied with on an ongoing basis.

138. For Lot 25 (Stage 1) and the residential Lots 185 (Stage 1), 132-140 (Stage 5), 141, 149-152, 169, 170, 181 (Stage 6), 300-302 (Stage 18) and 831-835 (Stage 25), to minimise the spill of light into the Bat Priority Areas permanent outdoor lighting arrays, including but not limited to external feature lights, security lights, path lights and driveway lights associated with future buildings shall achieve the following requirements:
- (a) The added artificial illuminance from the residential lot lighting within the Bat Priority Areas shall be no more than the Artificial Spill Light Limit (ASLL) as

defined in condition 127;

- (b) No floodlights or lighting of outdoor sports (eg. tennis);
- (c) Luminaires shall produce no direct upward light;
- (d) Luminaires shall have a maximum nominal colour temperature of 3000K;
- (e) All outdoor security lighting shall be motion sensor controlled.

Compliance with this condition shall be demonstrated at the building consent stage through the provision of a lighting design by a suitably qualified and experienced lighting expert and shall be complied with on an ongoing basis to minimise the spill of light into the Bat Priority Areas.

139. Pursuant to Section 221 of the Resource Management Act 1991, a consent notice shall be registered against the Record of Title for all the lots referred to in Condition 138 requiring that permanent outdoor lighting arrays, including but not limited to external feature lights, security lights, path lights and driveway lights associated with future buildings shall achieve the following requirements:

- (a) The added artificial illuminance from the residential lot lighting within the Bat Priority Areas shall be no more than the Artificial Spill Light Limit (ASLL) as defined in condition 127;
- (b) No floodlights or lighting of outdoor sports (eg. tennis);
- (c) Luminaires shall produce no direct upward light;
- (d) Luminaires shall have a maximum nominal colour temperature of 3000K;
- (e) All outdoor security lighting shall be motion sensor controlled.

Compliance shall be demonstrated at the building consent stage through the provision of a lighting design by a suitably qualified and experienced lighting expert and shall be complied with on an ongoing basis to minimise the spill of light into the Bat Priority Areas.

Building Setbacks and Shelterbelt Protection

140. All Buildings as defined in the Operative Hamilton City District Plan including dwellings, garages, car ports, sheds, swimming pools, gazebos, and caravans and all lighting fixtures on Lots 141, 149-152, 169, 170 and 181 (Stage 6) shall be setback a minimum of 5m from the boundary of the Local Purpose (Ecological) Reserve Lots 1506 and 1510.
141. Pursuant to Section 221 of the Resource Management Act 1991, a consent notice shall be registered against the Record of Title of Lots 141, 149-152, 169, 170 and 181 advising that the building setback requirements set out in condition 140 above shall be met on an ongoing basis and notice shall be given that the trees within the Local Purpose (Ecological) Reserve Lots 1506 and 1510 shall be protected in order to maintain the Bat Priority Areas.
- 141A. A 1.8m high close boarded timber fence shall be provided along the common boundary of the following lots according to the following staging:
- (a) Local Purpose (Ecological) Reserve Lot 1510 with Lot 185 (Stage 1);

- (b) Local Purpose (Ecological) Reserve Lot 1517 with Lots 132-140 (Stage 5);
- (c) Local Purpose (Ecological) Reserve Lot 1506 with Lots 141 and 149-152 (Stage 6); and
- (d) Local Purpose (Ecological) Reserve Lot 1510 with Lots 169, 170 and 181 (Stage 6).

Long-tailed Bat Population Protection and Enhancement

142. To address any short-term adverse effects (or risk of such effects) of the proposed development on the long-tailed bat population during the time lag between mitigation actions commencing and becoming established, the Consent Holder ("Weston Lea Limited") shall make a monetary payment of \$200,000.00 plus GST (if any), described as the "Long-tailed bat Population Protection and Enhancement Fund" (or "BPHF"). The quantum of the BPHF shall be adjusted annually following the granting of the consent based on the operating inflation rate in HCC's Long-Term Plan/Annual Plan.
143. The Consent Holder shall make the monetary payment by instalments to HCC as detailed in condition 144 below, to be held by HCC in a reserve account to be used, in its sole discretion, for the purpose of funding direct actions that are designed to manage, protect and/or enhance the resilience of the long-tailed bat population across the known extent of the South Hamilton home range of long-tailed bats ("home range area"), including, without limitation, co-ordinated pest control designed for long-tailed bat protection in high value habitat including roosting sites and high activity areas identified across the home range area. The distribution of the BPHF by HCC, in accordance with the purpose described above, shall be determined by HCC who may seek advice from the Bat and Habitat Enhancement Review Panel and/or any other group of experts set up for the purposes of management of the long-tailed bat in the home range area.
144. The Consent Holder will pay the BPHF in the following minimum instalments:
 - (a) 50% within 5 working days of the provision of a Commencement Notice; and
 - (b) 50% within the first 5 years of the provision of a Commencement Notice.

Advice note:

- (a) *High value habitat means an area where there is evidence of roosting sites, including communal or solitary roosts, which may also include adjacent foraging and commuting habitat.*
- (ab) *Home range area of an animal is the area where it spends most of its time; it is the region that encompasses all the resources the animal requires to survive and reproduce.*
- (b) *A request for proposal issued by HCC is anticipated to set out the requirements for the contractor and the criteria for the distribution of the BPHF and would include:*
 - (i) *evidence of relevant experience in carrying out animal pest control or bat habitat protection and restoration;*
 - (ii) *provision of detailed design of animal pest control, bat habitat protection*

- and restoration measures and implementation methods;*
- (iii) provision of cost breakdown for completion animal pest control, bat habitat protection and restoration measures and their implementation;*
- (iv) estimated timing for completion of animal pest control, bat habitat protection and restoration measures; and*
- (v) anticipated ecological enhancement outcomes following implementation of the animal pest control, bat habitat protection and restoration measures.*
- (vi) Measures for assessing the success of the proposed animal pest control or bat habitat protection and restoration.*

Guarantee

145. Prior to the exercise of this consent, The Adare Company Limited shall provide surety in the form of a deed of guarantee in favour of the Council to guarantee the performance of specified conditions of consent by the Consent Holder. The guarantee shall ensure the performance of **all** those obligations contained within conditions 83 to 126 in relation to ensuring the implementation of the Habitat Management Plan and the Bat Protection Plan.

Cats and Mustelids

146. No cats or mustelids shall be introduced or kept on any residential lots due to their potential to be predators of the long-tailed bat.
147. That pursuant to section 221 of the Resource Management Act 1991, a consent notice shall be registered against the certificate of titles of all residential lots advising owners that no cats or mustelids are permitted to be kept on any residential lots due to their potential to be predators of the long-tailed bat.

LANDSCAPING TREATMENT OF RECREATION AND AMENITY RESERVE

148. Final detailed landscape plans for reserves 1 to 2 and 4 to 7 in “Amberfield Open Space Framework Peacocke, Hamilton” by Boffa Miskell Ltd dated 28 February 2019 shall be submitted for approval in a technical certification capacity by the Manager Parks and Recreation Unit (or nominee) at the same time as the application for Detailed Engineering Design Plan certification for the relevant subdivision stage. The Plans shall be generally consistent with the content of the “Amberfield Open Space Framework Peacocke, Hamilton” by Boffa Miskell Ltd dated 28 February 2019, except that the detailed landscape plan for the Archaeological Reserve (reserve 7) shall not be inconsistent with the certified Archaeological Heritage Reserve Management Plan (refer to specific staging condition Stage 25 (d) and (e) below) and the detailed landscape plans for all of the reserves shall not be inconsistent with the Ecological Management and Monitoring conditions of this consent. The plans shall be amended as required until certified by the Manager Parks and Recreation (or nominee). No hard or hard or soft landscaping works shall commence on site until the plans are certified.

149. The landscaping works shall be implemented in accordance with the Accepted Reserve Plans as part of the subdivision works for the applicable subdivision stage.
150. The design, construction and maintenance of all landscaping and planting shall be in accordance with Section 7 of the Waikato Regional Infrastructure Technical Specifications.

ACTIVE RECREATION RESERVE

- ~~150A. The residential lots and area of roading shown on the attached plan (Schedule 3), comprising an area of approximately 7 hectares, shall be shown on the survey plan as a single lot to vest in Council as recreation reserve. Compensation will be calculated and paid in accordance with the Public Works Act 1981.~~
- ~~150B. If prior to Council and the consent holder agreeing the amount of compensation, or Council referring the matter of the amount of compensation payable to the Land Valuation Tribunal to determine, Council advises the consent holder that it is satisfied that a suitable alternative location for the sports park has been identified, condition 150A above shall not apply and the survey plan for lodgement at section 223 for the stage(s) within which the land is contained shall be in general accordance with Harrison Grierson Drawing 141842—1046 Rev 10.~~

ENGINEERING DESIGN/WORKS

151. All engineering works associated with all stages of the subdivision shall satisfy the standards and requirements as specified in the following conditions.
152. All engineering works shall be subject to a works clearance process and must be approved by Council prior to section 224c certification and prior to vesting in Council of any relevant infrastructure assets.

SERVICES

153. Telecommunications reticulation (including ducting for computer media), and underground electrical supply reticulation, shall be provided to all lots.
154. Reticulated gas services shall be provided to all lots, where this service is available.
155. The Consent Holder shall obtain a works clearance from each network operator for electricity, telephone and, where applicable, gas services. All network connections to all lots shall occur prior to the issue of certification under Section 224c of the RMA.
156. The Consent Holder shall provide a works clearance (for network connections), as obtained from each network Utility Operator, at the time of submitting its Works Clearance application.
157. The Consent Holder shall procure the relocation and place underground the existing

overhead 11kV electricity distribution line located within the site within each stage so that they are contained within road reserve, with the exception of the existing overhead 11kV electricity distribution line servicing the Riverlea area which may remain above ground from the road reserve/esplanade reserve (Lot 1502) and across the Waikato River.

158. The location and design of the proposed WEL Networks Ltd 11kv terminal structure shall be submitted with the engineering design plans for certification, together with the outcomes of consultation with WEL Networks and HCC. Any required easements shall be shown on the survey plan and duly granted and reserved.

Advice Note:

Any cost and/or work associated with connecting to the network utility service shall be a matter that is to be negotiated and completed between the Consent Holder and the relevant service providers. The consent authority has no direct or indirect involvement in the assessment or approval of any of the works or costs associated with connecting to a network utility service, in particular, electricity, telecommunications reticulation and where applicable, gas.

ROAD CONSTRUCTION

159. All new roads shall be designed and constructed for the purpose intended, and shall include pedestrian and cycle facilities, traffic facilities, road lighting and road drainage as appropriate. The roads shall be in general accordance with the road cross sections provided in the Harrison Grierson Engineering Design Drawings dated 18 May 2018 Ref 141842-1401-1403 Rev 7 (Schedule A19), except as amended by the Harrison Grierson Engineering Design Drawing dated 19 February 2021 Ref 141842-1404 Rev 2 for Road RD002 (Schedule A19) and as further amended by Harrison Grierson Drawings 141842-SK600-SK601 and SK603 East-West Shelterbelt Layout Plans and Alternative Road Cross Sections at East-West Shelterbelt Rev 5 dated 16 February 2021 (Schedule A18) the design requirements in condition 114 for Roads RD001 and RD002 where they cross the East-West Shelterbelt, which shall also be in accordance with the certified Bat Protection Plan.
160. All works within the public road corridor shall be managed by a contractor operating under a current CAR (Corridor Access Request), made through the www.beforeudig.co.nz website and appropriate traffic management.
161. On completion of site works any roadside damage shall be repaired and the kerb, berm and footpath be reinstated to match the surroundings. The reinstatement work shall not be carried out until all service trenching in the footpath has been completed and shall include the reinstatement of all trenches.

STREET LIGHTING

162. Overhead lighting shall be installed along all public roads constructed as part of the development. Overhead lighting shall be designed to comply with AS/NZS 1158 and

the Waikato Regional Infrastructure Technical Specifications (RITS) except that innovative engineering solutions reflecting the special characteristics of the development will be considered. Luminaires shall be of the LED type, and shall address the requirements in conditions 129 to 134 in relation to bat-sensitive lighting. Where there is any conflict between AS/NZS 1158, the RITS and conditions 129 to 134, the requirements in conditions 129 to 134 shall prevail.

ROAD SAFETY AUDITS

163. The Consent Holder shall arrange, at no cost to Council, for an independent detailed design road safety audit (in accordance with the NZTA Road Safety Audit Procedures for Projects Guideline May 2013) to be carried out on the proposed roading design for the respective subdivision stage and submitted to the General Manager, HCC Development (or nominee) for approval in a technical certification capacity. The audit team shall not be appointed without certification by the General Manager, HCC Development (or nominee) in relation to the audit team suitability and relevant experience. The audit decision tracking shall clearly distinguish between the developer "client" role and the Council's final decision-making role as the road controlling authority.
164. Any serious and significant audit findings arising from the detailed design road safety audit shall be resolved to the agreement of the General Manager, HCC Development (or nominee) for the respective subdivision stage prior to changes being implemented (as determined by the outcomes of the road safety audit) and construction commencing.
165. The Consent Holder shall arrange, at no cost to Council, for an independent post-construction road safety audit (in accordance with the NZTA Road Safety Audit Procedures for Projects Guideline May 2013) to be carried out on the roading for the respective subdivision stage. The safety audit shall be submitted to the General Manager, HCC Development (or nominee) for approval in a technical certification capacity. The audit team shall not be appointed without certification by the General Manager, HCC Development (or nominee) in relation to the audit team suitability and relevant experience. The audit decision tracking shall clearly distinguish between the developer "client" role and the Council's final decision-making role as the road controlling authority. Any serious and significant audit findings arising from the post construction road safety audit shall be resolved to the agreement of the General Manager, HCC Development (or nominee) prior to changes being implemented and Council accepting responsibility for this facility and issuing of S224c certification for the respective subdivision stage.

STRUCTURES

166. Specific Engineer Design of the bridge and culvert crossing of the gully shall be peer reviewed prior to engineering design plan lodgement. The side barriers on the bridge and the culvert crossing shall be designed to be a minimum 1.4m high and light impervious to minimise the spill of light into the gully.

167. The footing and walls of proposed retaining walls supporting the road corridor shall be within the road corridor.
168. The footing and walls of proposed retaining walls supporting lots adjoining road corridor, shall be within the lot boundary.
169. The Consent Holder shall consult with utility operators prior to detailed design to ensure that adequate space is provided for above ground utility structures without compromising access functions.

STREET LANDSCAPING

170. Landscape plans for the road reserves shall be prepared in general accordance with the *"Amberfield Open Space Framework Peacocke, Hamilton"* by Boffa Miskell Ltd dated 28 February 2019, except that:
 - (a) light screen planting shall be established within the road reserve (Lots 2000, 2002, 2015, 2019 and 2036) as shown on Boffa Miskell Drawing A17134 081 Addendum Figure 3 North Eastern Terrace Concept Plan Rev E dated 29 March 2021 (Schedule A11) and Boffa Miskell Drawing A17134 061 Cross Sections Rev D dated 23 July 2020 (Schedule A14); and
 - (b) planting of vegetation **with an initial height of at least 4.0m, or smaller if 4.0m is unachievable without damaging the roots of existing shelterbelt trees and without impeding public safety, and** capable of growing to at least 6m in height for long-tailed bat movement shall be incorporated into the design for Roads RD001 and RD002 by under planting the existing shelterbelt where the roads traverse the East-West Shelterbelt. **The planting shall take into account public safety requirements.**

The plans shall be submitted for approval in a technical certification capacity to the Manager Parks and Recreation Unit (or nominee) at the same time as the application for Engineering Works Approval. The landscape plans shall be amended as required until certified by the Manager Parks and Recreation Unit (or nominee). No hard or hard or soft landscaping works shall commence within the road reserves until the plans are certified. The plans shall be consistent with the Ecological Management and Monitoring conditions of this consent (conditions 73-126), including the certified Management Plans.

171. The landscaping shall be implemented in accordance with the certified landscape plans and to the satisfaction of the Manager Parks and Recreation (or nominee) prior to vesting.
172. The design, construction and maintenance of all landscaping and planting shall be in accordance with Section 7 of the Waikato Regional Infrastructure Technical Specifications.

VEHICLE CROSSINGS

173. A vehicle crossing location for each residential lot shall be shown on the engineering plan and constructed to the applicable standard in accordance with the Regional Infrastructure Technical Specifications, Drawing D3.3.5.

Advice Note:

When identifying the location of the vehicle crossings consideration should be given to the future position of the dwelling to maximise solar orientation.

SHARED PATHS

174. The shared path which is located within the reserves and roads alongside the Waikato River shall have a minimum width of 3m.
175. Fencing shall be provided along the length of the Pedestrian Access Lots 1504 and 1505 and limited to a height of 1.2m high for approximately 10m from each end of the accessway in accordance with the Regional Infrastructure Technical Specifications, Drawing D3.8.10.

WATER SUPPLY

176. A 250mmØ and a 150mmØ water main shall be extended along Peacockes Road from the existing reticulation supply to the northern entrance to the site to service the site in accordance with the "Water Supply Report" by Jacobs dated 7th May 2018.
177. A 250mmØ water main shall be extended along the section of Peacockes Road from the northern entrance to the site to the southern end of the site.
178. Conditions 176 and 177 shall be satisfied if the relevant section of water main has been constructed by HCC as part of HCC's Peacockes Road arterial and minor arterial roading upgrade works.
179. Each residential lot must be provided with a separate water supply connection, with no private water supply pipes passing between one lot and another (except where provided for by way of an easement).
180. The development shall be provided a fire hydrant system to ensure that sufficient water supply is available for firefighting and fire protection. The design of the water network shall conform to the Code of Practice for Fire Fighting Water Supplies (SNZ PAS4509).

WASTEWATER

181. The Consent Holder must discharge wastewater from the site into the Far Eastern Interceptor at Crosby Road. Connections to Hamilton City Council's wastewater network for the purpose of discharging wastewater from the site may not occur unless

and until the reticulated wastewater network has been extended from the Far Eastern Interceptor to the site.

Advice note: Other approvals for works

The installation of network infrastructure within land which is not owned by the Consent Holder will necessarily require agreement from the relevant landowner. While resource consent may be obtained for certain activities to occur on a particular site, where there is need for specified infrastructure connections to be provided as part of the development which affects land not owned by the Consent Holder and/or applicant, approval from the relevant land owner must be obtained to complete the works and/or connections.

182. The wastewater rising main described in condition 181 above shall be in place and operational prior to s224c RMA approval for the first subdivision stage.
183. Each residential lot shall be provided with a separate wastewater connection, with no private wastewater pipes passing between one lot and another (except where provided for by way of an easement).
184. If the Consent Holder has used an interim pipeline beneath the Waikato River as part of meeting condition 181 the interim pipeline is to be disconnected, purged, cleaned and abandoned as soon as practicably possible after the HCC full Transfer pumping station and Transfer pipeline are operational.

STORMWATER

185. Stormwater secondary flow paths and ponding areas shall be shown on the engineering plans. The flow paths shall provide for a storm having a 100-year ARI.
186. Flow paths are to be clear of any identified or anticipated building platform and shall accommodate the rainfall runoff in excess of the stormwater reticulation design capacity. Stormwater runoff from the site shall be treated and managed in accordance with the Waikato Regional Infrastructure Technical Specifications and the Sub-Catchment Management Plan submitted with the application, except insofar as the information in the Sub-Catchment Management Plan is superseded by the further information dated 17 August 2018, 7 December 2018, 15 October 2019, and the updated preliminary engineering drawings by Harrison Grierson, February 2019.
187. The location for the proposed stormwater communal devices for each stage shall be in general accordance with the Harrison Grierson plan 141842-1046 Scheme Plan Staging Plan Rev 14 (Schedule A1). The sizing of the stormwater communal devices shall be confirmed at the time of Detailed Engineering Design Plan certification taking into account the required stormwater treatment, attenuation, velocities, maintenance and vehicle access.
188. The Raingardens for pre-treatment located within the road reserve will require specific consideration of the following matters at the detailed engineering design stage so that

the risks of bypass and operational issues with such small devices are managed:

- (a) Ensuring sufficient space remains within the corridor without compromising access, transport, parking, utility services, property and asset servicing and landscape functions;
- (b) operation and maintenance requirements;
- (c) suitable sampling points for monitoring;
- (d) appropriate media specification and permeability rates; and
- (e) suitable mulch and plant design.

- 189. The Consent Holder shall demonstrate that all centralised stormwater devices are designed to treat public road runoff and private pervious areas during engineering plan certification stage. Where it is impractical to provide adequate capacity within centralised devices, additional at source public raingardens disposing to soakage where possible, are to be provided to treat the equivalent remainder of road and run on catchment. Any changes to the post development flow assessment will need to be addressed by further mitigation.
- 190. The Consent Holder shall undertake soakage testing at the location of proposed public soakage devices at the proposed design depths, with results provided with the detailed engineering design plans to confirm sizing of devices.
- 191. The Consent Holder shall undertake an assessment of flows that will be discharged to the outfalls and design erosion protection to suit with results provided with the detailed engineering design plans.
- 192. The Consent Holder shall provide infrastructure to convey primary flows from the existing development scenario from all adjacent sub-catchments currently draining through the site boundaries. The Consent Holder shall provide infrastructure to convey secondary flows from the maximum probable development scenario from all adjacent sub-catchments currently draining through the site boundaries. This information must be detailed at engineering plan approval stage, with relevant easements in gross demarcated.
- 193. Prior to 223 survey plan certification for the first stage, the Consent Holder shall undertake consultation with landowners of 71 & 84 Weston Lea Drive in order to determine existing conveyance of primary and secondary flows upstream of proposed site boundaries. Where applicable, private easements or easements in gross as a right to convey stormwater shall be provided for existing upstream flows beyond the site boundaries.
- 194. Whenever a residential lot slopes away from a road, one of the following requirements shall be met:
 - (a) an appropriately sized overland flow path easement shall be shown on the s223 survey plan for the downslope residential lot in order to convey secondary flows from the upstream residential lots to a road reserve or Jointly Owned Access lot; or
 - (b) identification on the detailed engineering plans required to be submitted by

condition 205 of those residential lots where a stormwater soakage system, dealing with impervious surface runoff from the lot, is able to be placed to drain the secondary flow from the soakage system directly to a road reserve or Jointly Owned Access lot; or

- (c) identification on the detailed engineering plans required to be submitted by condition 205 of those residential lots where a stormwater soakage system shall be sized to provide a 50-year Annual Return Interval (ARI) level of service to drain as much impervious surface runoff as can reasonably be collected from the lot.

Except where three or more properties falling away from the road discharge to a single downslope property then condition 194(a) will apply.

Advice note: Due to the particular constraints of the subject site, this condition is required to allow for a reduced earthworks strategy to be adopted. The capacity of the secondary overland flow volumes and accessibility (foot access) for ongoing maintenance are relevant to determining what is an appropriately sized overland flow path easement.

- 195. The Consent Holder shall undertake an assessment of post-development overland flow paths at detailed engineering design plan certification stage. Calculations detailing flow depths and velocity are required. Any overland flow depths exceeding the attributes associated with the low risk hazard category in HCC's citywide flood hazard report dated 29 October 2012 will require modified flow-paths to be provided.
- 196. A landscaping plan for all the stormwater management systems prepared in accordance with the requirements of the Waikato Regional Infrastructure Technical Specifications shall be submitted (at the time of detailed engineering design plans) with gardening and five-year maintenance specifications for review and acceptance in a technical certification capacity by the HCC General Manager Development (or nominee).
- 197. The Consent Holder shall submit an updated "Water Efficiency Measures" component of the Sub-Catchment Integrated Catchment Management Plan, to the satisfaction of HCC General Manager Development (or nominee), to reflect any changes to outcomes identified through the detailed engineering design plan acceptance stage. The final stamped accepted specific Water Efficiency Measure Plan is to inform the owner of each residential lot of the accepted Water Efficiency Measure appropriate for this area.
- 198. Pursuant to Section 221 of the Resource Management Act 1991, a consent notice shall be registered against the Computer Freehold Register of all residential lots advising that the on-lot stormwater system and water efficiency measure certified as part of the detailed engineering design stage shall be installed at the building consent stage and maintained on an ongoing basis.
- 199. An Operations and Maintenance Plan (OMP) for the stormwater management system,

which demonstrates how the standards/outcomes/conditions set out above shall be achieved, shall be prepared by a suitably qualified expert in urban stormwater management and submitted with the engineering plans for approval in a technical certification capacity by the HCC General Manager Development (or nominee).

200. The OMP shall provide for the operational, maintenance, planting and monitoring measures associated with the stormwater discharge and shall include (but not be limited to) the following:
- (a) Design parameters
 - (b) A monitoring programme and any adaptive management required to address downstream water quality
 - (c) Measures to minimise public safety risks
 - (d) Measures to minimise operational and maintenance safety risks
 - (e) Measures to minimise operational expenses
 - (f) The information to be provided on as built plans for the device(s) at the completion of construction
 - (g) Asset operation details and likely operational costs
 - (h) Detail how the stormwater management system will be successfully transitioned and established during the Land Development Phase until the end of the defects liability period at the final stage of the development.
 - (i) Transition /Phasing Plan detailing:
 - (i) The construction phase and the staging of the development and how the Planted Stormwater System will be constructed to ensure that the plants will be able to thrive based on the various volume of stormwater generated by the various stages.
 - (ii) The inspection and associated cleaning regime for the Planted Stormwater System, and associated sediment control.
 - (iii) Provide details on how the Temporary stormwater controls will be integrated with the Planted Stormwater System to ensure the Planted Stormwater System is not affected by sediment generated from the various stages of development.
201. The OMP approved in a technical certification capacity at engineering plan approval stage shall be updated and submitted for approval in a technical certification capacity by HCC General Manager Development (or nominee), at the time of works clearance. The plan shall include (but not be limited to) the following: As built plans and data sheets for the devices in accordance with HCC Specifications and inspections and monitoring results and any adaptive management.
202. The maintenance and operation of the stormwater management system shall be carried out in accordance with the Waikato Regional Infrastructure Technical Specifications and the certified OMP.

GENERAL ENGINEERING REQUIREMENTS

203. All engineering works shall be designed and built in accordance with the Waikato Regional Infrastructure Technical Specifications and current best practice. Innovative

engineering solutions reflecting the special characteristics of the development will be considered.

204. The Consent Holder shall consult with utility operators prior to detailed design to ensure that adequate space is provided for above ground utility structures without compromising road access functions.
205. Plans for the engineering works, including the works required within the site for each subdivision stage and for public road upgrades (including shared path) along Peacockes Road, the rising main to the Far Eastern Interceptor, and the bulk water main shall be submitted to the Strategic Development Unit Manager (or nominee) for certification, and shall include plans, cross-sections, long-sections and associated details for roading, pavement, water, wastewater and stormwater infrastructure, updated water efficiency measures, right of way formations, vehicle crossing locations, road lighting, the TNMP, and other relevant items. The plans shall be amended as required until stamped 'accepted' by Strategic Development Unit. The plans may be submitted for stages of construction. No work shall commence on site until plans are accepted, with stamped copies being held on site during the works. All works shall be carried in accordance with the certified plans.
206. The Consent Holder shall retain the services of a suitably qualified person (generally a professional land surveyor, engineer or planner) to oversee the construction of any infrastructure required for the development. This person shall be responsible for ensuring adherence to approved construction plans, quality systems, and project completion requirements. The name and contact details of this person shall be nominated on all engineering plans.
207. Full as-built plans and asset data for all roading and water and drainage reticulation works shall be submitted for 224c clearance.

DEFECT LIABILITY

208. The Consent Holder shall comply with the following defects liability periods for the construction, operation and maintenance of infrastructure assets which are to be vested in Council. During the Defects Liability Period, maintenance of the Infrastructure Assets shall be the responsibility of the Consent Holder.
209. A defect liability period of 24 months for all planted treatment and detention devices (on-road rain gardens, centralised planted stormwater device and stormwater storage) and 12 months for all other infrastructure assets vested in Council as per the Waikato Regional Infrastructure Technical Specifications from the date of issue of the section 224(c) Certificate ("Defects Liability Period").
210. If during the Defects Liability Period Council considers that any remedial works need to be carried out in respect of the Infrastructure Assets, the Consent Holder shall undertake at its own cost such remedial works to the satisfaction of Council.

211. Engineering plans for remedial works shall be submitted to and accepted by Council prior to construction.

REVIEW

212. Pursuant to sections 128 to 131 of the Resource Management Act 1991, HCC may serve notice on the Consent Holder of its intention to review the conditions of this resource consent at the following times:
- (a) In accordance with condition 74A(g) in relation to certification of the Habitat Management Plan and Bat Protection Plan (including the outcomes of any review of the Management Plans under Conditions 75 to 78); and/or
 - (b) Within two years of the receipt of a Commencement Notice for this resource consent or at annual intervals thereafter.

A review of this resource consent shall be for the following purposes:

- (a) To review the effectiveness of the conditions in avoiding, mitigating or compensating any adverse effect on the environment from the exercise of this resource consent, in particular the potential adverse effects in relation to the long-tailed bat, and if necessary to avoid, remedy, mitigate or compensate such effects by way of further or amended conditions.
 - (b) To require the Consent Holder to adopt the best practicable option to remove or reduce adverse effects on the long-tailed bat.
 - (c) To review the adequacy of, and the necessity for, monitoring undertaken by the Consent Holder.
213. The right of review under condition 212 is in addition to the Habitat Management Plan and Bat Protection Plan review requirements under Condition 75.

SURVEY PLAN APPROVAL (S223) CONDITIONS – ALL STAGES

214. Before the Council will approve a survey plan pursuant to s223 of the RMA for the stages shown on Harrison Grierson Drawing 141842 – 1046 Scheme Plan Staging Plan Rev 14 (Schedule A1) and the accompanying scheme plans (Schedule A2), the following conditions shall be satisfied:
- (a) The stage survey plan shall be in general accordance with the respective stage shown on Harrison Grierson Drawing 141842 – 1046 Scheme Plan Staging Plan Rev 14 (Schedule A1) and the specific s223 conditions set out below for the respective stage in addition to any relevant general conditions for all stages that are required to be met prior to the s223 survey plan certification.
 - (b) The Consent Holder shall undertake consultation with the Tangata Whenua Working Group and Te Ha o Te Whenua o Kirikiriroa on the names of the roads and reserves to vest in Council prior to seeking Council approval for the road and reserve name(s) in accordance with the Hamilton City Council Naming of Roads, Open Spaces and Council Facilities Policy. The approved road names are on be shown on the stage survey plan.
 - (c) Easements in favour of HCC shall be created where any public wastewater, water supply and stormwater infrastructure are required to be constructed outside of

vested public roads or reserves for a temporary period due to the staging of the subdivision. In those situations, the services shall be laid, and easements created in locations where public roads or reserves are intended to be vested as part of the subsequent subdivision stages.

Advice Note:

When subsequent subdivision stages are completed and these temporary easements are no longer required due to the vesting of public roads or reserves, the Consent Holder will need to apply to HCC for the revocation of the temporary easements.

215. Lots 2014 and 2037 shall be shown on the Survey Plans to vest in Hamilton City Council as road at the relevant subdivision stage based on the timing of the Peacockes Road upgrade requirements set out in condition 9. This condition will not apply if HCC has previously upgraded and vested the same or greater length of Peacockes Road.
216. Lots 1100, 1101, 1102 and 1103 shall be shown on the Survey Plans to vest in Hamilton City Council as **local purpose (utility) reserve utility** lots at the relevant subdivision stage based on the timing of the pump station requirements set out in condition 6.

Advice Note:

The gazette notice for the classification of the local purpose (utility) reserve Lots 1100, 1101 and 1102 shall record that those lots are within Bat Priority Areas and all care shall be taken when undertaking any works.

217. Each stormwater communal device shall be shown on the Survey Plans as a separate allotment to vest in Hamilton City Council as Stormwater Reserve at the relevant subdivision stage based on the timing of the basin requirements set out in condition 6 and condition 187.

SURVEY PLAN APPROVAL (S223) CONDITIONS – INDIVIDUAL STAGES

218. Before the Council will issue a certificate pursuant to s223 of the RMA for the respective stage below, the following requirements for the applicable stage shall be shown on the survey plan.

Advice Note:

Some stages do not have any specific requirements.

SECTION 224(C) COMPLIANCE CONDITIONS

219. Before the Council will issue a certificate pursuant to s224(c) of the RMA for the respective stage below, the Consent Holder shall demonstrate compliance with the general conditions above as they are applicable to the stage being developed.

STAGE 1

Survey Plan Approval (s223) Conditions:

-
- (1)(a) Lot 2000 shall vest in the Hamilton City Council as road.

- (1)(b) Lots 1500 and 1501 shall vest in in the Hamilton City Council as Local Purpose (Amenity) Reserve.
- (1)(c) Lot 1502 shall vest in Hamilton City Council as Local Purpose (Esplanade/**Ecological**) Reserve.
- (1)(d) Lot 1517 shall vest in in the Hamilton City Council as Local Purpose (Ecological) Reserve.
- (1)(e) Lot 1504 shall vest in the Hamilton City Council as Local Purpose Reserve (Pedestrian Accessway).
- (1)(f) Lot 1250 (legal access) be held as to eight undivided one eighth shares by the owners of Lots 31 to 38 hereon as tenants in common in the said shares and that individual certificates of title be issued in accordance therewith.
- (1)(g) Lot 1258 hereon (legal access) be held as to two undivided one-half shares by the owners of Lots 73 and 74 hereon as tenants in common in the said shares and that individual certificates of title be issued in accordance therewith.
- (1)(h) Lot 1259 hereon (legal access) be held as to two undivided one-half shares by the owners of Lots 69 and 70 hereon as tenants in common in the said shares and that individual certificates of title be issued in accordance therewith.
- (1)(i) Lot 1260 hereon (legal access) be held as to two undivided one-half shares by the owners of Lots 65 and 66 hereon as tenants in common in the said shares and that individual certificates of title be issued in accordance therewith.
- (1)(j) The right of way and services easements 'A', 'I', 'J' and 'K' be shown on the survey plan and be duly granted and reserved.
- (1)(k) An encumbrance in favour of Hamilton City Council shall be registered on the title for Lot 25 that records that Lot 25 will not be further subdivided or used for residential purposes. The encumbrance shall be prepared by the Council's lawyers at cost of the Consent Holder.
- (1)(l) The existing drainage right easement on RT SA528/20 be cancelled pursuant to s243(e) of the RMA as authorised under this subdivision consent.

STAGE 2

Survey Plan Approval (S223) Conditions:

- (2)(a) Lot 2001 shall vest in Hamilton City Council as road.

STAGE 4

Survey Plan Approval (s223) Conditions:

- (4)(a) Lot 2019 shall vest in Hamilton City Council as road.
- (4)(b) Lot 1505 shall vest in the Hamilton City Council as Local Purpose Reserve (Pedestrian Accessway).
- (4)(c) Lot 1261 hereon (legal access) be held as to two undivided one-half shares by the owners of Lots 59 and 60 hereon as tenants in common in the said shares and that individual certificates of title be issued in accordance therewith.
- (4)(d) Lot 1262 hereon (legal access) be held as to two undivided one-half shares by the owners of Lots 55 and 56 hereon as tenants in common in the said shares and that individual certificates of title be issued in accordance therewith.
- (4)(e) Lot 1263 hereon (legal access) be held as to two undivided one-half shares by the owners of Lots 51 and 52 hereon as tenants in common in the said shares and that individual certificates of title be issued in accordance therewith.
- (4)(f) Lot 1264 hereon (legal access) be held as to two undivided one-half shares by the owners of Lots 47 and 48 hereon as tenants in common in the said shares and that individual certificates of title be issued in accordance therewith.
- (4)(g) Lot 1265 hereon (legal access) be held as to two undivided one-half shares by the owners of Lots 43 and 44 hereon as tenants in common in the said shares and that individual certificates of title be issued in accordance therewith.
- (4)(h) The right of way and services easements 'L', 'M', 'N', 'O' and 'P' be shown on the survey plan and be duly granted and reserved.

STAGE 5

Survey Plan Approval (s223) Conditions:

- (5)(a) Lots 2015 and 2035 shall vest in Hamilton City Council as road.
- (5)(b) Lot 1503 shall vest in Hamilton City Council as Local Purpose (Esplanade/Ecological) Reserve.
- (5)(c) Lots 1506 and 1510 shall vest in in the Hamilton City Council as Local Purpose (Ecological) Reserve. The northern and southern boundaries of Lots 1506 and 1510 shall be located no less than 20 metres and 15 metres respectively from the common boundary of Lot 4 DPS 81210 and Part Lot 6 DP 34164.
- (5)(d) All future buildings on Lot 149 shall not exceed a height of RL 47.13 metres for the purpose of maintaining the public view and river outlook to the south from the adjacent Ecological Reserve.
- (5)(e) Pursuant to Section 221 of the Resource Management Act 1991, a consent notice shall be registered against the Computer Freehold Register of proposed Lot 149 advising that all buildings on the lot shall not exceed a height of RL 47.13 metres

for the purpose of maintaining the public view and river outlook to the south from the adjacent Ecological Reserve.

Advice Note: At the time of granting of this consent this height limit is approximately 9 metres above finished ground level enabling a two-storey dwelling with a pitched roof.

- (5)(f) That a restrictive covenant in gross in favour of Hamilton City Council to record the purpose of the trees on the adjacent Local Purpose (Ecological) Reserve and the desirability of maintaining them shall be registered on Lots 140, 141, 149-152, 169, 170, 181 and 185. Registration of this covenant shall be completed contemporaneously with the deposit of the Land Transfer plan. The covenant shall be prepared by Council's solicitors at the cost of the Consent Holder.

Advice note: All costs associated with the authorisation and registration of the covenant in gross shall be borne by the Consent Holder. Council's solicitors, Tompkins Wake Lawyers, will prepare the covenant and manage registration process.

STAGE 6

Survey Plan Approval (s223) Conditions:

- (6)(a) Lot 2036 shall vest in Hamilton City Council as road.
- (6)(b) Lot 1508 shall vest in Hamilton City Council as Local Purpose (Ecological) Reserve.
- (6)(c) Lot 1518 shall vest in Hamilton City Council as Local Purpose (Esplanade/**Ecological**) Reserve.
- (6)(d) Lot 1251 hereon (legal access) be held as to five undivided one fifth shares by the owners of Lots 149 to 152 and Lot 180 hereon as tenants in common in the said shares and that individual certificates of title be issued in accordance therewith.
- (6)(e) Lot 1252 hereon (legal access) be held as to two undivided one half shares by the owners of Lots 174 to 175 hereon as tenants in common in the said shares and that individual certificates of title be issued in accordance therewith.
- (6)(f) Lot 1253 hereon (legal access) be held as to two undivided one half shares by the owners of Lots 170 to 171 hereon as tenants in common in the said shares and that individual certificates of title be issued in accordance therewith.
- (6)(g) The right of way and services easements 'B', 'C' and 'D' be shown on the survey plan and be duly granted and reserved.

STAGE 6A

Survey Plan Approval (s223) Conditions:

- (6A)(a) Lots 2003 and 2004 shall vest in Hamilton City Council as road.

(6A)(b) Lot 1509 shall vest in Hamilton City Council as Local Purpose (Ecological) Reserve.

STAGE 7

Survey Plan Approval (s223) Conditions ~~except as modified by condition 150A:~~

- (7)(a) Lot 2005 shall vest in Hamilton City Council as road.
- (7)(b) Lot 1255 hereon (legal access) be held as to three undivided one third shares by the owners of Lots 806 to 808 hereon as tenants in common in the said shares and that individual certificates of title be issued in accordance therewith.
- (7)(c) Lot 1256 hereon (legal access) be held as to three undivided one third shares by the owners of Lots 818 to 820 hereon as tenants in common in the said shares and that individual certificates of title be issued in accordance therewith.
- (7)(d) Lot 1257 hereon (legal access) be held as to nine undivided one ninth shares by the owners of Lots 821 to 824 and 831 to 835 hereon as tenants in common in the said shares and that individual certificates of title be issued in accordance therewith.
- (7)(e) The right of way and services easements 'F', 'G' & 'H' be shown on the survey plan and be duly granted and reserved.

STAGE 8

Survey Plan Approval (s223) Conditions ~~except as modified by condition 150A:~~

- (8)(a) Lots 2006 and 2007 shall vest in Hamilton City Council as road.
- (8)(b) Lot 1507 shall vest in Hamilton City Council as Local Purpose (Ecological) Reserve.
- (8)(c) Lot 1519 shall vest in Hamilton City Council as Local Purpose (Recreation) Reserve.

STAGE 9

Survey Plan Approval (s223) Conditions ~~except as modified by condition 150A:~~

- (9)(a) Lot 2008 shall vest in Hamilton City Council as road.

STAGE 10

Survey Plan Approval (s223) Conditions ~~except as modified by condition 150A:~~

- (10)(a) Lots 2009 and 2010 shall vest in Hamilton City Council as road.

STAGE 11

Survey Plan Approval (s223) Conditions ~~except as modified by condition 150A:~~

- (11)(a) Lot 2011 shall vest in Hamilton City Council as road.

STAGE 12

Survey Plan Approval (s223) Conditions ~~except as modified by condition 150A:~~

(12)(a) Lot 2012 shall vest in Hamilton City Council as road.

STAGE 13

Survey Plan Approval (s223) Conditions:

(13)(a) Lot 2013 shall vest in Hamilton City Council as road.

STAGE 14

Survey Plan Approval (s223) Conditions:

(14)(a) Lot 2014 shall vest in Hamilton City Council as road, if not already previously vested.

STAGE 15

Survey Plan Approval (s223) Conditions:

(15)(a) Lots 2020 and 2021 shall vest in Hamilton City Council as road.

STAGE 16

Survey Plan Approval (s223) Conditions:

(16)(a) Lot 2016 shall vest in Hamilton City Council as road.

STAGE 18

Survey Plan Approval (s223) Conditions:

(18)(a) Lots 2017 and 2018 shall vest in Hamilton City Council as road.

STAGE 22

Survey Plan Approval (s223) Conditions:

(22)(a) Lots 2023 and 2024 shall vest in the Hamilton City Council as road.

STAGE 23

Survey Plan Approval (s223) Conditions:

(23)(a) Lot 2025 shall vest in the Hamilton City Council as road.

STAGE 24

Survey Plan Approval (s223) Conditions:

(24)(a) Lots 2026, 2027, 2028 and 2029 shall vest in the Hamilton City Council as road.

(24)(b) Lot 1516 shall vest in in the Hamilton City Council as Local Purpose (Ecological) Reserve.

STAGE 25

Survey Plan Approval (s223) Conditions:

(25)(a) Lot 2030 shall vest in the Hamilton City Council as road.

(25)(b) Lot 1512 shall vest in Hamilton City Council as Local Purpose (Esplanade/**Esplanade**)

Reserve.

(25)(c) Lot 1513 shall vest in the Hamilton City Council as Historic Reserve.

(25)(d) Prior to vesting Lot 1513 (Historic Reserve), the Consent Holder shall submit to the HCC Planning Guidance Unit Manager an Archaeological Heritage Reserve Management Plan (AHRMP) for certification. The objective of the AHRMP is to set out how the archaeological site in the reserve will be managed in the future using ICOMOS conservation principles so that the Heritage Reserve does not suffer damage due to landscape works and use. The AHRMP shall include, but not be limited, to:

- (a) The history of the site and its context within the Amberfield subdivision and the larger Hamilton environs from a cultural, archaeological and historic perspective and identification of the values that are to be conserved;
- (b) The management and maintenance goals, policies and actions identified to protect the site in perpetuity;
- (c) What controls will be put in place to manage access to the site;
- (d) Site interpretation and cultural recognition; and
- (e) Who will be notified, and the remedial action undertaken in the event of damage.

(25)(e) The Consent Holder shall consult and obtain feedback from Hamilton City Council Parks and Recreation Unit Manager (or nominee), Nga Mana Toopu o Kirikiriroa, Te Ha o Te Whenua o Kirikiriroa, Waikato Tainui, the Tangata Whenua Working Group and Heritage New Zealand Pouhere Taonga on the detail in the AHRMP prior to submitting the document to the HCC Planning Guidance Unit Manager. Evidence of the outcomes of this consultation and all feedback received shall be provided within the AHRMP.

STAGE 26

Survey Plan Approval (s223) Conditions:

(26)(a) Lot 2031 shall vest in the Hamilton City Council as road.

(26)(b) Lot 1511 shall vest in the Hamilton City Council as Local Purpose (Recreation) Reserve.

(26)(c) Lot 1254 hereon (legal access) be held as to two undivided one half shares by the owners of Lots 390 to 391 hereon as tenants in common in the said shares and that individual certificates of title be issued in accordance therewith.

(26)(d) The right of way and services easement 'E' be shown on the survey plan and be duly granted and reserved.

STAGE 27

Survey Plan Approval (s223) Conditions:

(27)(a) Lot 2032 shall vest in the Hamilton City Council as road.

(27)(b) Lot 1515 shall vest in in the Hamilton City Council as Local Purpose (Recreation) Reserve.

(27)(c) Lot 1514 shall vest in Hamilton City Council as Local Purpose (Esplanade/Ecological) Reserve.

STAGE 28

Survey Plan Approval (s223) Conditions:

(28)(a) Lots 2033 and 2034 shall vest in the Hamilton City Council as road.

LAPSING OF SUBDIVISION CONSENT

Under section 125 of the RMA, the subdivision consent lapses eight years after the commencement of the consent unless:

- a) A survey plan is submitted to Council for approval under section 223 of the RMA before the consent lapses, and that plan is deposited within three years of the approval date in accordance with section 224 of the RMA. For the avoidance of doubt, the survey plan for the final stage must be submitted to Council for approval under section 223 of the RMA prior to the lapse of consent and the subsequent section 224 RMA certification for the final and all stages must be deposited within three years of that approval date; or an application under section 125 of the RMA is made to the council before the consent lapses (eight years) to extend the period after which the consent lapses and the council grants an extension.

Advice Note: The commencement date of the consent is determined in accordance with s116 of the RMA.

REVOCATION OF COVENANT

That pursuant to sections 240(5) and 241(3) of the Resource Management Act 1991, Hamilton City Council hereby cancels Covenant Instrument B416556 as it relates to Lot 1 DPS 78023 (SA60A/826) and Allotment 87 and Part Allotments 93-94 of the Parish of Te Rapa (SA528/20).

Note: A request at the time of s223 certification for the first stage of the subdivision is required to be made at the Consent Holders expense to Council's Solicitors, Tompkins Wake to have Covenant Instrument B416556 removed from Record of Titles SA60A/826 and SA528/20 in accordance with the requirements of section 240(5) of the Resource Management Act 1991.

REVOCATION OF AMALGAMATION OF ALLOTMENTS

Record of Title SA66A/99

That pursuant to Section 241(3), Resource Management Act 1991, Council cancels the amalgamation conditions holding Lots 1-2 DPS 81210 as held within Record of Title SA66A/99.

Record of Title SA66A/100

That pursuant to Section 241(3), Resource Management Act 1991, Council cancels the amalgamation conditions holding Lots 3-4 DPS 81210 as held within Record of Title SA66A/100.

REVOCATION OF EASEMENTS

Pursuant to section 243(e) Resource Management Act 1991, Hamilton City Council, the local authority hereby consents to the surrender of the drainage rights easement created by conveyance 236231 (R235/556) insofar as it affects the land contained in Part Allotment 93 – 94 Parish of Te Rapa (Record of Title SA 528/20).

LAND USE CONDITIONS

REQUIRING AUTHORITY APPROVAL

1. No activities authorised by this land use consent within the Southern Links Designation (A106), may commence unless and until unconditional approval has been obtained from the requiring authority (HCC as road controlling authority) for activities within the Southern Links Designation (A106).

Advice note: Condition 1 addresses section 176(1)(b)(i) of the RMA which restricts the use of land that is subject to a designation, that would prevent or hinder a public work or project or work to which the designation relates.

ADVISORY NOTES

PLANNING GUIDANCE - GENERAL

Compliance with the conditions of this resource consent does not remove the need to comply with all other applicable Acts, regulations, bylaws, and rules of law.

In particular the potential need for archaeological authority pursuant to the Heritage New Zealand Pouhere Taonga Act for works within the proposed Historic Reserve.

Particular attention is also drawn to the requirements of the Wildlife Act 1953. Compliance with the consent conditions does not constitute approval by the Director-General of Conservation under the Wildlife Act 1953.

Any reports or plans to be submitted, in fulfilment of conditions of this consent, must be addressed to the HCC Planning Guidance Unit Manager.

Street numbering will be determined at time of 223 Certification approval and will be in accordance with the Australian/New Zealand Standard AS/NZS 4819:2011 Rural and urban addressing and must be adhered to.

If this property is on-sold to a new owner(s) please ensure that a copy of this resource consent is forwarded to the new owner(s).

BUILDING

All building works should be in compliance with the Building Act 2004.

STRATEGIC DEVELOPMENT UNIT

The onus rests with the Consent Holder to demonstrate that completed works meet Council requirements and accepted engineering standards. Therefore, developers should employ suitably qualified and experienced contractors and maintain records of the quality control process.

All operations affecting in-service Hamilton City Council water, wastewater or stormwater pipelines are to be carried out by Hamilton City Council staff (City Delivery Unit (CDU)) unless specific approval is given as outlined in the Waikato Regional Infrastructure Technical Specifications.

Undertaking of any works resulting in storm water discharge, earthworks and site development will need to comply with the relevant requirements of the Waikato Regional Council and any associated resource consents.

That Consent Holder is required to obtain and arrange for any easements required to accommodate and maintain the proposed Stormwater and Wastewater solutions.

That the Consent Holder shall obtain all Building Consents required constructing all proposed retaining walls and structures.

A full set of as built plans and a register of all assets to be transferred to Council (reserves, roads, water, wastewater and stormwater infrastructure) shall be submitted to Strategic Development Unit at the completion of works (ref Hamilton City Council form GST Requirement/Asset Register and Tax Invoice and Data Spreadsheets).

~~BUILDING DESIGN~~

~~The consent holder's urban designer, Mr Mentz, identified several instances where more restrictive standards regarding the design of buildings/site would result in improved built outcomes. We recommend that prior to the construction of any dwellings on the site, the consent holder establish an urban design review panel to consider the design and layout of each dwelling/lot. It is suggested that the membership of this design review panel be discussed and agreed with the Council's urban design specialist.~~

SCHEDULE A

PLANS REFERRED TO IN CONSENT CONDITIONS

- A1. Harrison Grierson Drawing 141842-1046 Scheme Plan Staging Plan Rev 14 dated 18 February 2021
- A2. ~~Harrison Grierson Drawings 141842-9000 Scheme Plan Overall Layout Rev 7 dated 19 February 2021 and Scheme Plans 141842-9001-9004, 9008-9011, 9014 and 9017 Rev 5 dated 21 July 2020 and Scheme Plans 141842-9005 and 9020-9020A Rev 6 dated 21 July 2020 and Scheme Plans 141842-9012-9013, 9015-9016, 9018-9019 and 9021-9022 Rev 6 dated 24 July 2020 and Scheme Plans 141842-9006-9007 Rev 8 dated 19 February 2021 and Scheme Plan 141842-9023 Rev 5 dated 19 February 2021.~~
Harrison Grierson Drawing 141842-9000 Scheme Plan Overall Layout Rev 8 dated 18 June 2021 and Scheme Plans:
- 141842-9001 Rev 8 dated 18 June 2021;
 - 141842-9002, 9008 and 9010 Rev 6 dated 18 June 2021;
 - 141842-9003, 9005, 9020 and 9020A Rev 6 dated 21 July 2020;
 - 141842-9004 Rev 5 dated 18 June 2021;
 - 141842-9006 and 9007 Rev 9 dated 18 June 2021;
 - 141842-9009, 9011, 9014 and 9017 Rev 5 dated 21 July 2020;
 - 141842-9012, 9013, 9016, 9019, 9021 and 9022 Rev 7 dated 18 June 2021;
 - 141842-9015 and 9018 Rev 6 dated 24 July 2020; and
 - 141842-9023 Rev 5 dated 19 February 2021.
- A3. Traffic Design Group reference 13646_C11B Rev 0 dated 9 May 2018
- A4. Traffic Design Group reference 13646N5B dated 9 May 2018
- A5. Geotechnical Constraints Plan – Proposed Contours prepared by Engeo dated 29 March 2018 Rev 1
- A6. Harrison Grierson 'River/Gully Hazard, and Significant Natural Areas' Drawing 141842- 9052 Rev 5
- A7. Boffa Miskell Drawing A17134 054 Revision N Gully and Esplanade Reserve Vegetation Strategy 24 February 2021
- A8. Boffa Miskell Drawing A17134 Proposed Early Planting Outside of Earthworks Extent Rev 9 dated 24 February 2021
- A9. Boffa Miskell Drawing A17134 083a Indicative Shelterbelt Planting Strategy Plan Rev ~~UW 13 April 2021~~ 29 June 2021
- A10. Boffa Miskell Drawing A17134 083b Shelterbelt Cross Section AA Rev ~~PQ 25 February 2021~~ 29 June 2021 and Drawing A17134 083c Shelterbelt Cross Section BB Rev ~~OP 25 February 2021~~ 29 June 2021 Drawing A17134 083d Shelterbelt Cross Section CC and Rev ~~AG 25 February 2021~~ 29 June 2021 and Drawing A17134 083e Shelterbelt Cross Section DD 24 February 2021
- A11. Boffa Miskell Drawing A17134 081 Addendum Figure 3 North Eastern Terrace Concept Plan Rev E dated 29 March 2021
- A12. Boffa Miskell Drawing A17134_051 Revision P Proposed Open Space 13 April 2021
- A13. Boffa Miskell Drawing A17134_060 Revision F Cross Section Location Plan 24 February 2021
- A14. Boffa Miskell Drawing A17134 061 Cross Sections Rev D dated 23 July 2020
- A15. Boffa Miskell Drawings A17134_093a and 093b Revision C Gully Sections 24

February 2021

- A16. Boffa Miskell Drawings A17134_094a and 094b Revision C Southern Waikato River Margin Sections DD and EE 22 February 2021 and Drawings A17134_094c and 094d Southern Waikato River Margin Sections FF and GG 22 February 2021
- A17. Species list in Annexure A of the evidence-in-reply of Andrew Blayney dated 1 May 2019
- ~~A18. Harrison Grierson Drawings 141842-SK600-SK601 and SK603 East West Shelterbelt Layout Plans and Alternative Road Cross Sections at East West Shelterbelt Rev 5 dated 16 February 2021~~
- A18. Boffa Miskell Drawings A17134_054A Revision B Vegetation Strategy – Buffer Planting 29 June 2021
- A19. Harrison Grierson Drawings 141842-1401-1403 Rev 7 dated 18 May 2018 and Harrison Grierson Engineering Drawing 141842-1404 Rev 2 dated 19 February 2021
- A20. Boffa Miskell Drawing A17134_130 Knoll Park Landscape Concept Rev 11 dated 14 June 2021

Schedule 2: Summary of effects and avoidance, remedy and mitigation strategies for Amberfield development

[Not at issue so not replicated here]

Schedule 3

LAND REQUIRED TO VEST AS RECREATION RESERVE



The relevant residential lots and roads include:

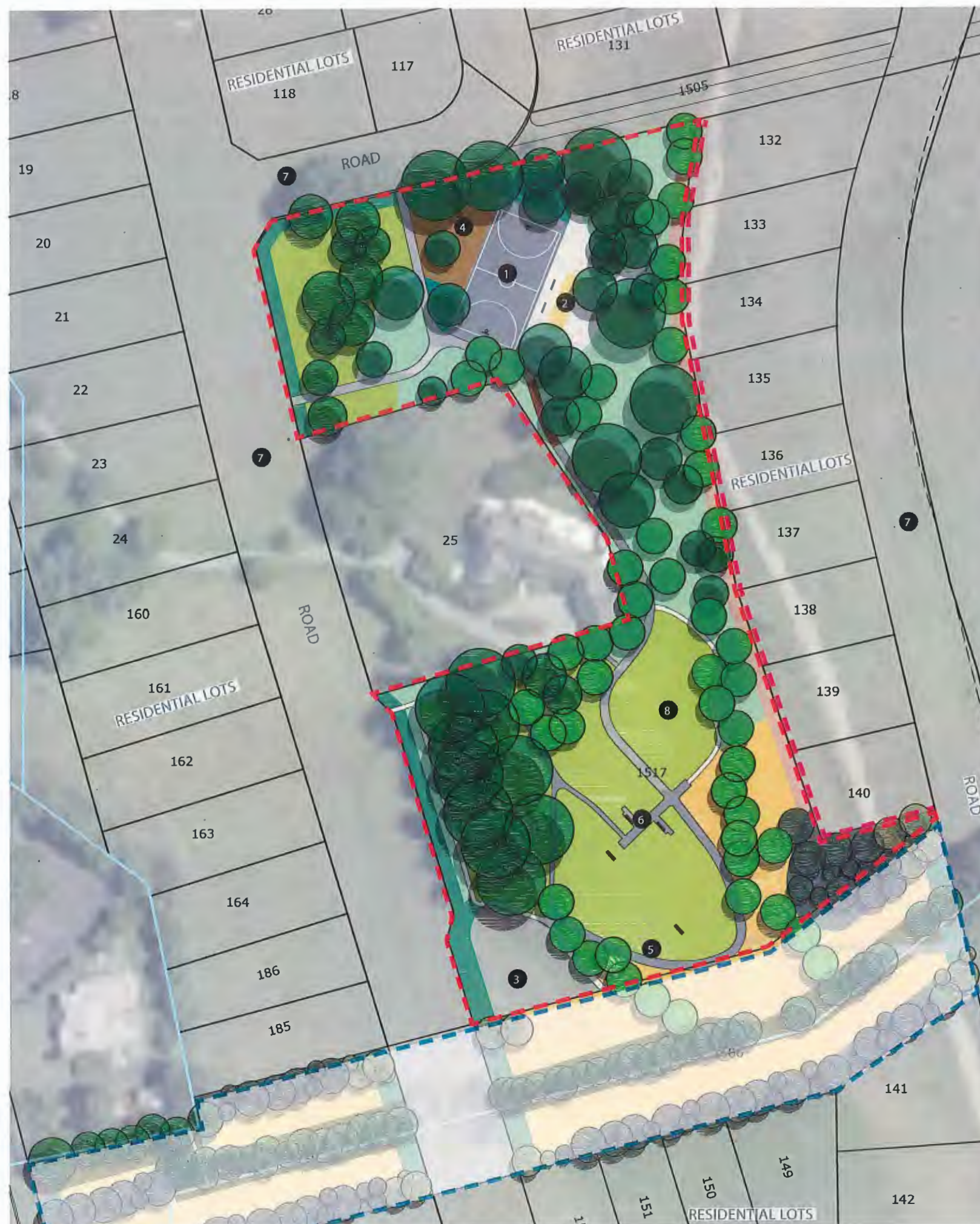
- Residential lots 577-587, 673-724, & 752-802 (115 lots)
- Part of Road Reserves RD001, RD006, RD023, and Road Reserve RD021.

Annexure B1

Schedule A9 – Indicative Shelterbelt Planting Strategy Plan

Schedule A20 – Knoll Park Landscape Concept Plan





KEY

Reserve Boundary
Area 1.31Ha

Shelterbelt
Refer to A17134_083

Footpath
In-situ Concrete
Colour - 8% Black Oxide
Finish - Exposed agg
13mm greywacke chip

Hoggin
GAP7 Compacted aggregate
Colour - TBC

Lawn
Useable grass area

Soft Fall
Woodchip play surface
300mm deep

Boardwalk
Timber

Amenity Garden Beds
Low planting native and exotic Comply
with CPTED principles
Low maintenance

Shade Gardens
woodland leaf litter and mulch. No
specific groundcovers, but potential for
daffodils.

Specimen Tree - Large
Exotic and deciduous
Note - cross denotes existing

Specimen Tree - Medium
Exotic and deciduous
Note - cross denotes existing

Bench Seats
Timber and steel

Boundary fence planting

1.8m High boundary fence to Lots

Meadow / Low planting

Lower height buffer planting

Corridor enhancement planting

1 Basketball Court
Existing tennis court converted into
basketball court
Concrete

2 Petanque
small chip suitable for petanque
Timber edge

3 Playground 1 Hub
Playground for play elements,
refer materials page for suggested
elements

4 Playground 2 Hub
Includes gym equipment such
as pull up bars in the form of a
sculptural piece, or pieces, to add to
the playground 2 hub.

5 Concrete Informal Steps
Concrete beams embedded in slope
2000mm(w) x 200(d), with 4No
4000mm wide

6 Concrete Steps with 'Pull out's'
2000mmx350x150 steps, with
5000mm pullouts including timber
seat tops

7 Road
Refer Road Hierarchy
A17134_200

8 Kick a Ball Space
Flat grass area for informal play

NOTES

For reference to streetscape design,
refer A17134_200 to A17134_243

LOCATION PLAN

0 30m
1:1000 @ A3



AMBERFIELD
PEACOCKE STRUCTURE PLAN

Knoll Park Landscape Concept

DRAWING NUMBER A17134_130

Date: 29 June 2021
Revision: H

Plan prepared for Weston Lea Ltd
by Boffa Miskell Limited

Project Manager: Rachel deLambert
@boffamiskell.co.nz

Drawn: BFo | Checked: JPo

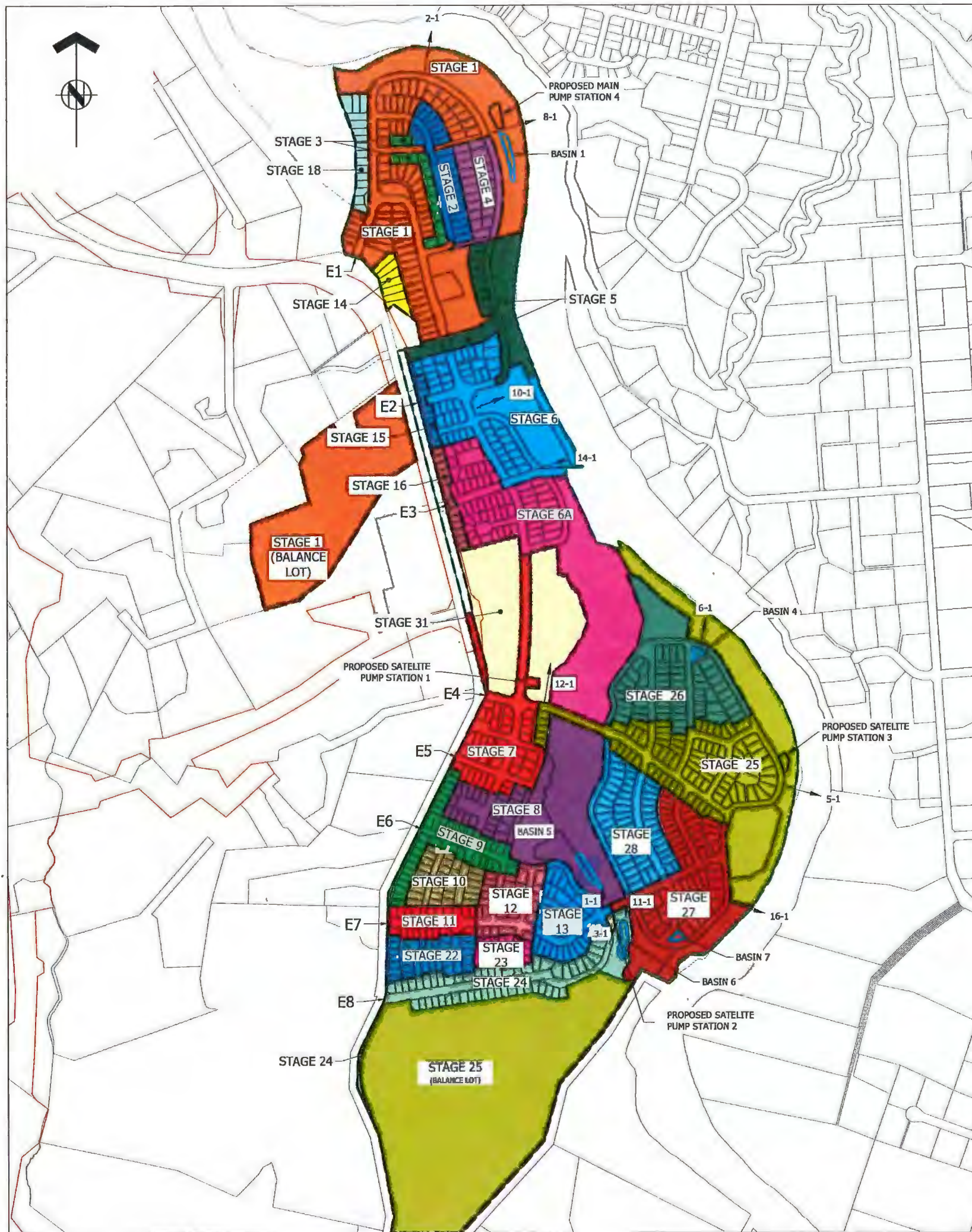
This plan has been prepared by Boffa Miskell Limited on the specific instructions of our Client. It is solely for our Client's use in accordance with the agreed scope of work. Any use or reliance by a third party is at that party's own risk. Where information has been supplied by the Client or obtained from other external sources, it has been assumed that it is accurate. No liability or responsibility is accepted by Boffa Miskell Limited for any errors or omissions to the extent that they arise from inaccurate information provided by the Client or any external source.

Boffa Miskell



www.boffamiskell.co.nz

Annexure B2
Updated Plans
Schedule A1 – A20



NEW LOT STAGING (RESIDENTIAL)		SERVICE		
STAGE NUMBER	NUMBER OF LOTS	WWPS	SW OUTLET	ENTRANCE
1	77	4*	8-1* + 2-1*	P - BASIN 1* E1*
2	23	4	8-1	F - BASIN 1 E1
3	16	4	8-1	F - BASIN 1 E1
4	21	4	8-1	F - BASIN 1 E1
5	9	4	8-1	P - BASIN 1 E1
6	53	4	8-1 + 10-1* + 14-1*	P - BASIN 1 E1
6A	58	4	10-1 + 14-1	D - DIRECT E1
7	36	1*	14-1 + 12-1* + 10-1	D - DIRECT E4* + E5*
8	25	1	12-1	D - DIRECT E5
9	37	1	12-1	D - DIRECT E6*
10	29	2*	1-1*	F - BASIN 5* E6
11	18	2	1-1	F - BASIN 5 E7*
12	27	2	1-1	F - BASIN 5 E7
13	32	2	1-1 + 3-1*	F - BASIN 5 E7
14	7	4	8-1 + 2-1	D - DIRECT E1
15	7	4	10-1	D - DIRECT E2*
16	12	4	10-1 + 14-1	D - DIRECT E3*
18	14	4	2-1	D - DIRECT E1
22	26	2	1-1	F - BASIN 5 E7
23	14	2	1-1	F - BASIN 5 E7
24	47	2	3-1	F - BASIN 6* E7 OR E8*
25	83	3*	5-1*	D - DIRECT E4
26	57	3	6-1* + 5-1	P - BASIN 4* E4
27	51	3	11-1* + 16-1*	P - BASIN 7* E4 + E7
28	52	3	11-1 + 16-1	P - BASIN 7 E4 + E7
TOTAL LOTS (RESIDENTIAL)		831	KEY:	
NEW LOT STAGING (OTHER)			* = STAGE IN WHICH INFRASTRUCTURE CONSTRUCTED	
STAGE NUMBER	NUMBER OF LOTS		P = PART OF STAGE TO SW BASIN	
1	1 CAFE		F = FULL STAGE TO SW BASIN	
31	2 TOWN CENTRE SUPER LOTS		D = DIRECT OUTFALL	
TOTAL LOTS (ALL)		834	NOTE: DURING DETAILED DESIGN MAY BE POSSIBLE TO OMIT PS1 AND DRAIN TO PS4 AND OMIT PS2 AND DRAIN TO PS3	



ASSOCIATION OF CONSULTING
ENGINEERS NEW ZEALAND

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LEGEND:

- FUTURE BOUNDARY (SHOWN STAGING)
- EXISTING BOUNDARY
- PROPOSED LOT BOUNDARY
- PROPOSED PEACOCKES RD DESIGNATION BOUNDARY
- STAGING BOUNDARY
- EXTENT OF WORKS BOUNDARY

NOTES:

- 'PARENT' LOTS DISPLAYED REFER TO LEGAL SCHEME PLANS ON DRAWINGS 141842-9000-9022 FOR INDICATIVE FUTURE SUB-DIVISIONS.
- STAGING SHOWN ON DRAWING 141842-1046 IS INDEPENDENT OF EARTHWORKS STAGING REFER TO DRAWING 141842-1011-1106 FOR EARTHWORKS & EROSION CONTROL



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14	UPDATES ISSUED FOR RESOURCE CONSENT	SDK	18.02.21
13	NORTHERN DENSITY UPDATES	SDK	06.11.20
12	UPDATES ISSUED FOR RESOURCE CONSENT	SDK	31.08.20
11	UPDATES ISSUED FOR RESOURCE CONSENT	SDK	22.07.20
10	UPDATES ISSUED FOR RESOURCE CONSENT	SDK	14.08.19
9	STAGING UPDATES - FOR RESOURCE CONSENT	SDK	10.07.19
8	UPDATES ISSUED FOR RESOURCE CONSENT	SDK	26.06.19
REF	REVISIONS	BY	DATE

PROJECT:

WESTON LEA LTD
AMBERFIELD
PEACOCKE RD HAMILTON

TITLE:

SCHEME PLAN
STAGING PLAN

ORIGINATOR:	DATE:	SIGNED:	PLOT BY:
MBT	18.02.21		MBT
DRAWN:	DATE:	SIGNED:	PLOT DATE:
MBT	18.02.21		19.02.21
CHECKED:	DATE:	SIGNED:	SURVEY BY:
SDK	18.02.21		
APPROVED:	DATE:	SIGNED:	SURVEY DATE:
SDK	18.02.21		

ISSUE STATUS:

FOR RESOURCE CONSENT

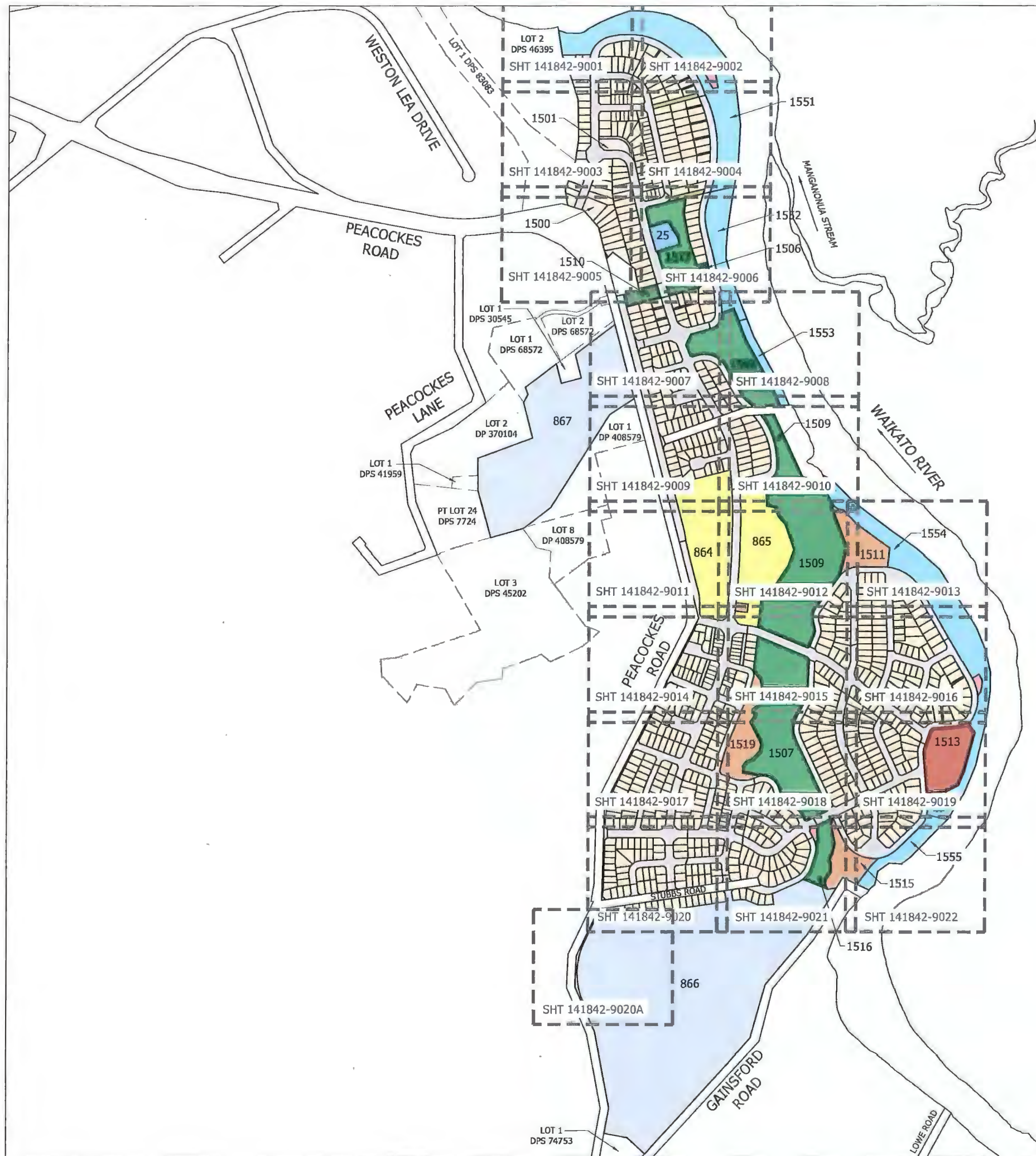
PROJECT No:	SCALES:	1:2500 - A1 1:5000 - A3	A1
DRAWING No:			REV

141842-1046

14

RESOURCE CONSENT

REFER TO APPROVED MASTER DRAWINGS FOR ORIGINAL SIGNATURES File: HAMILTON C:\12DSYNERGY\WORKSPACE\DATA\NGC-SYNAPP01\9820-141842_138\CAD\CURRENT\141842-1046.DWG



LOTS 1-867, 1100-1103, 1200-1201, 1250-1265, 1500-1517 AND 2000-2039 BEING A SUBDIVISION OF LOTS 1 & 2 DP 81210 (COMPRISED IN CFR SA66A/99-12.4046 Ha), LOTS 3 & 4 DP 81210 (COMPRISED IN CFR SA66A/100-10.8596 Ha), LOT 1 DP 36935 (COMPRISED IN CFR SA5D/1211-3809m²), PART LOT 6 & LOT 8 DP 34164 (COMPRISED IN CFR SA4B/788-18.6365 Ha), LOT 5 DP 17475 (COMPRISED IN CFR SA718/181-55.3989 Ha), ALLOTMENT 87, PART ALLOTMENTS 93 AND 94 TE RAPA PARISH (COMPRISED IN CFR SA528/20 LTD -22.2527 Ha) AND LOT 1 DP 78023 (COMPRISED IN CFR SA60A/826 -19.3785 Ha)

EXISTING BUILDINGS

1. DWELLINGS AND OTHER BUILDINGS TO BE PROGRESSIVELY REMOVED IN ACCORDANCE WITH INDICATIVE DEVELOPMENT STAGING.
2. DWELLINGS AND OTHER BUILDINGS ON BALANCE LOTS TO REMAIN AND TO COMPLY WITH DISTRICT PLAN BULK AND LOCATION STANDARDS WITH RESPECT TO NEW BOUNDARIES.

RESOURCE CONSENT



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NOTES

SUBJECT TO CHANGE PENDING DETAILED ENGINEERING DESIGN AND COUNCIL CONSULTATION.

1. THIS PLAN HAS BEEN PREPARED FOR RESOURCE CONSENT PURPOSES ONLY. NO DETAILED DESIGN SHOULD BE UNDERTAKEN UTILISING THIS DATA.
2. ALL AREAS, EASEMENTS AND DIMENSIONS SHOWN ARE SUBJECT TO A FULL LEGAL SURVEY AND APPROVAL BY LAND INFORMATION NZ.
3. THIS PLAN IS ISSUED FOR A SPECIFIC PROJECT AND MAY NOT BE ALTERED OR USED FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF HARRISON GRIERSON.
4. EXISTING BOUNDARIES SHOWN ON THIS PLAN HAVE BEEN ADOPTED FROM UNDERLYING SURVEY PLANS AND ARE ALSO FROM LAND INFORMATION DCDN (13-04-2018) AND HAVE NOT BEEN SURVEYED. A BOUNDARY DEFINITION SURVEY SHOULD BE CARRIED OUT TO ESTABLISH EXACT BOUNDARY POSITIONS ON SITE.
5. FOR EASEMENT SCHEDULES AND ENCUMBRANCE DETAILS REFER SHEET 141842-9023.
6. FOR EXISTING PARCEL AND TITLE LAYOUT REFER PLAN 141842-9024.
7. THIS PLAN IS TO BE READ IN CONJUNCTION WITH OTHER PLANS IN THE SET 141842-9000 TO 141842-9023 & 141842-9025.
8. THESE NOTES ARE AN INTEGRAL PART OF THIS PLAN SET (141842-9000 TO 141842-9023 & 141842-9025).

LEGEND

- PROPOSED LOT BOUNDARY
- EXISTING LOT BOUNDARY
- EASEMENT BOUNDARY
- RESIDENTIAL LOT
- LOCAL PURPOSE RESERVE TO VEST (ESPLANADE/ECOLOGICAL)
- LOCAL PURPOSE RESERVE TO VEST (PEDESTRIAN ACCESSWAY)
- LOCAL PURPOSE RESERVE TO VEST (AMENITY)
- RECREATION RESERVE TO VEST
- HISTORIC RESERVE TO VEST
- LOCAL PURPOSE RESERVE TO VEST (ECOLOGICAL)
- ROAD TO VEST
- JOINTLY OWNED ACCESS LOT
- UTILITY LOT
- COMMERCIAL LOT
- TOWN CENTRE SUPER LOT
- BALANCE LOT



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8	FOR CONSENT - ESPLANADE/ECOLOGICAL RESERVE ADDED	MBT	18.06.21
7	FOR RESOURCE CONSENT	MBT	19.02.21
6	ISSUED FOR RESOURCE CONSENT	SDK	11.07.21
5	ISSUED FOR RESOURCE CONSENT	SDK	22.07.20
4	UPDATES ISSUED FOR RESOURCE CONSENT	MBT	15.08.19
3	UPDATES ISSUED FOR RESOURCE CONSENT	MBT	27.03.19
2	UPDATES ISSUED FOR RESOURCE CONSENT	MBT	26.03.19
REF	REVISIONS	BY	DATE

PROJECT:

WESTON LEA LIMITED
AMBERFIELD
HAMILTON

TITLE:

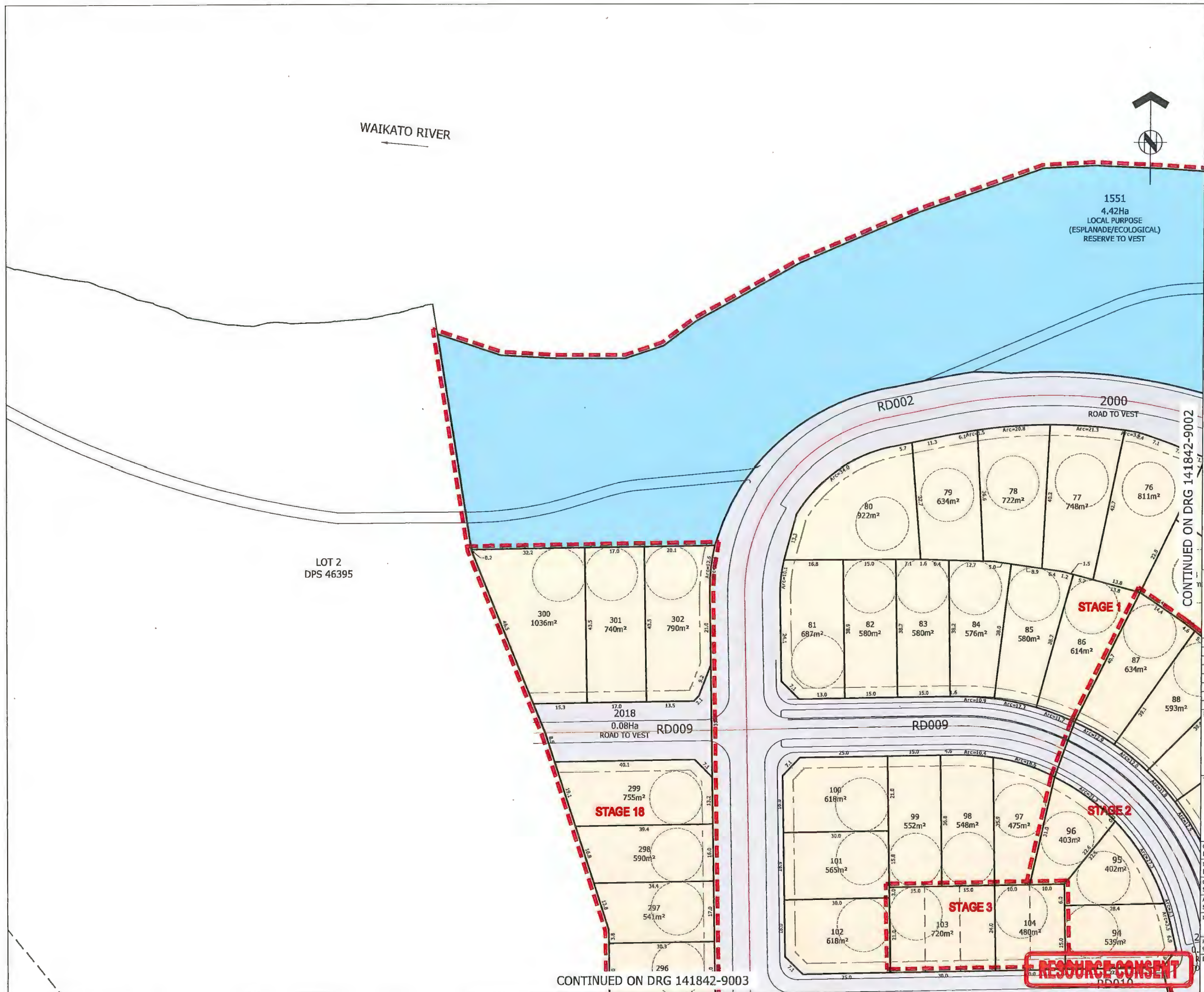
SCHEME PLAN
OVERALL LAYOUT

ORIGINATOR:	DATE:	SIGNED:	PLOT BY:
MBT	18.06.21		MBT
DRAWN:	DATE:	SIGNED:	PLOT DATE:
MBT	18.06.21		21.06.21
CHECKED:	DATE:	SIGNED:	SURVEY BY:
SDK	18.06.21		
APPROVED:	DATE:	SIGNED:	SURVEY DATE:
SDK	18.06.21		

ISSUE STATUS:

FOR RESOURCE CONSENT

PROJECT No:	SCALE:	A1
9820-141842-01	1:5000 - A1 1:10000 - A3	
DRAWING No:		REV
141842-9000		8





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NOTES

SUBJECT TO CHANGE PENDING DETAILED ENGINEERING DESIGN AND COUNCIL CONSULTATION.

1. THIS PLAN HAS BEEN PREPARED FOR RESOURCE CONSENT PURPOSES ONLY. NO DETAILED DESIGN SHOULD BE UNDERTAKEN UTILISING THIS DATA.

2. ALL AREAS, EASEMENTS AND DIMENSIONS SHOWN ARE SUBJECT TO A FULL LEGAL SURVEY AND APPROVAL BY LAND INFORMATION NZ.

3. THIS PLAN IS ISSUED FOR A SPECIFIC PROJECT AND MAY NOT BE ALTERED OR USED FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF HARRISON GRIERSON.

4. EXISTING BOUNDARIES SHOWN ON THIS PLAN HAVE BEEN ADOPTED FROM UNDERLYING SURVEY PLANS AND ARE ALSO FROM LAND INFORMATION DCDB (13-04-2018) AND HAVE NOT BEEN SURVEYED. A BOUNDARY DEFINITION SURVEY SHOULD BE CARRIED OUT TO ESTABLISH EXACT BOUNDARY POSITIONS ON SITE.

5. INDICATIVE DEVELOPMENT STAGE BOUNDARIES SHOWN MAY BE SUBJECT TO FUTURE VARIATION.

6. FOR OVERALL PLAN REFER SHEET 141842-9000.

7. FOR EASEMENT SCHEDULES AND NOTES REFER SHEET 141842-9023.

8. FOR EXISTING PARCEL AND TITLE LAYOUT REFER PLAN 141842-9024.

9. THIS PLAN IS TO BE READ IN CONJUNCTION WITH OTHER PLANS IN THE SET 141842-9000 TO 141842-9023 & 141842-9025.

10. THESE NOTES ARE AN INTEGRAL PART OF THIS PLAN SET (141842-9000 TO 141842-9023 & 141842-9025).

LEGEND

--- DEVELOPMENT STAGE BOUNDARY

--- PROPOSED LOT BOUNDARY

--- EXISTING LOT BOUNDARY

--- EASEMENT BOUNDARY

RESIDENTIAL LOT

LOCAL PURPOSE RESERVE TO VEST (ESPLANADE/ECOLOGICAL)

LOCAL PURPOSE RESERVE TO VEST (ECOLOGICAL)

LOCAL PURPOSE RESERVE TO VEST (PEDESTRIAN ACCESSWAY)

LOCAL PURPOSE RESERVE TO VEST (AMENITY)

RECREATION RESERVE TO VEST

HISTORIC RESERVE TO VEST

ROAD TO VEST

JOINTLY OWNED ACCESS LOT

UTILITY LOT

COMMERCIAL LOT

TOWN CENTRE SUPER LOT

BALANCE LOT



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6	FOR CONSENT - ESPLANADE/ECOLOGICAL RESERVE ADDED	MBT	18.06.21
5	ISSUED FOR RESOURCE CONSENT	SDK	21.07.20
4	REVISED STAGING - ISSUED FOR RESOURCE CONSENT	SDK	10.07.19
3	UPDATES ISSUED FOR RESOURCE CONSENT	SDK	26.01.19
2	UPDATES ISSUED FOR RESOURCE CONSENT	SDK	20.02.19
1	ISSUED FOR CONSENT	JXG	15.05.18
REF	REVISIONS	BY	DATE

PROJECT:

WESTON LEA LTD
AMBERFIELD
PEACOCKE RD HAMILTON

TITLE:

SCHEME PLAN
SHEET 1

ORIGINATOR:	DATE:	SIGNED:	PLOT BY:
MBT	18.06.21		MBT
DRAWN:	DATE:	SIGNED:	PLOT DATE:
MBT	18.06.21		21.06.21
CHECKED:	DATE:	SIGNED:	SURVEY BY:
SDK	18.06.21		
APPROVED:	DATE:	SIGNED:	SURVEY DATE:
SDK	18.06.21		

ISSUE STATUS:

FOR RESOURCE CONSENT

PROJECT No:	1:500-A1	A1
9820-141842-01	1:1000-A3	
DRAWING No:		REV

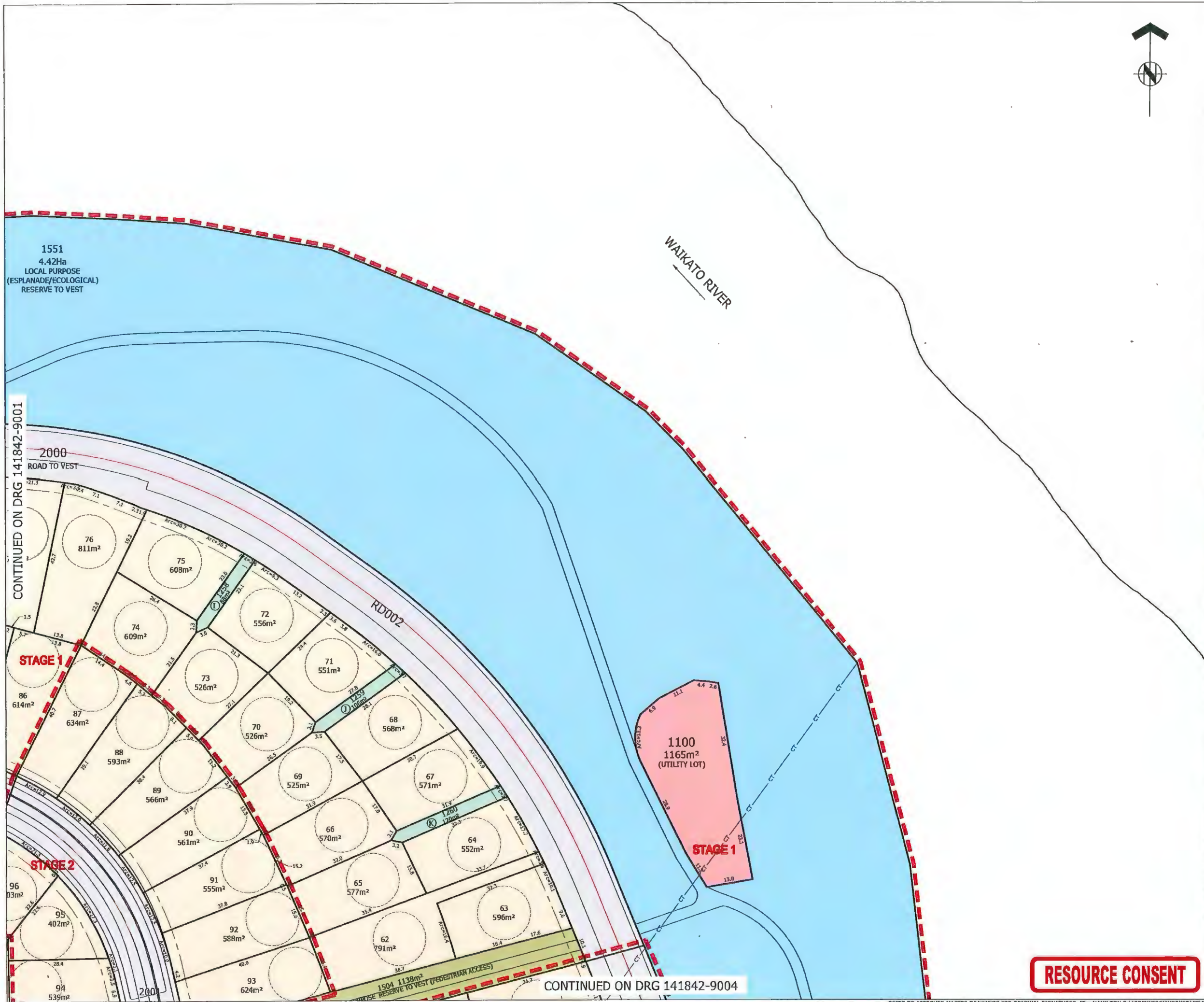
141842-9001

6

CONTINUED ON DRG 141842-9003

CONTINUED ON DRG 141842-9002

REFER TO APPROVED MASTER DRAWINGS FOR ORIGINAL SIGNATURES File: HAMILTON C:\12DSYNERGY\WORKSPACE\DATA\HGC\SYNAPP01\9820-141842_138\CAD\CURRENT\141842-9001-9022.DWG





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NOTES

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- INDICATIVE DEVELOPMENT STAGE BOUNDARIES SHOWN MAY BE SUBJECT TO FUTURE VARIATION.
- FOR OVERALL PLAN REFER SHEET 141842-9000.
- FOR EASEMENT SCHEDULES AND NOTES REFER SHEET 141842-9023.
- FOR EXISTING PARCEL AND TITLE LAYOUT REFER PLAN 141842-9024.
- THIS PLAN IS TO BE READ IN CONJUNCTION WITH OTHER PLANS IN THE SET 141842-9000 TO 141842-9023 & 141842-9025.
- THESE NOTES ARE AN INTEGRAL PART OF THIS PLAN SET (141842-9000 TO 141842-9023 & 141842-9025).

LEGEND

- DEVELOPMENT STAGE BOUNDARY
- PROPOSED LOT BOUNDARY
- EXISTING LOT BOUNDARY
- EASEMENT BOUNDARY
- RESIDENTIAL LOT
- LOCAL PURPOSE RESERVE TO VEST (ESPLANADE/ECOLOGICAL)
- LOCAL PURPOSE RESERVE TO VEST (ECOLOGICAL)
- LOCAL PURPOSE RESERVE TO VEST (PEDESTRIAN ACCESSWAY)
- LOCAL PURPOSE RESERVE TO VEST (AMENITY)
- RECREATION RESERVE TO VEST
- HISTORIC RESERVE TO VEST
- ROAD TO VEST
- JOINTLY OWNED ACCESS LOT
- UTILITY LOT
- COMMERCIAL LOT
- TOWN CENTRE SUPER LOT
- BALANCE LOT



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6	FOR CONSENT - ESPLANADE/ECOLOGICAL RESERVE ADDED	MBT	18.06.21
5	ISSUED FOR RESOURCE CONSENT	SDK	21.07.20
4	REVISED STAGING - ISSUED FOR RESOURCE CONSENT	SDK	10.07.19
3	UPDATES ISSUED FOR RESOURCE CONSENT	SDK	26.03.19
2	UPDATES ISSUED FOR RESOURCE CONSENT	SDK	26.02.19
1	ISSUED FOR CONSENT	JXG	15.05.18
REF	REVISIONS	BY	DATE

PROJECT:

WESTON LEA LTD
AMBERFIELD
PEACOCKE RD HAMILTON

TITLE:

SCHEME PLAN
SHEET 2

ORIGINATOR:	DATE:	SIGNED:	PLOT BY:
MBT	18.06.21		MBT
DRAWN:	DATE:	SIGNED:	PLOT DATE:
MBT	18.06.21		21.06.21
CHECKED:	DATE:	SIGNED:	SURVEY BY:
SDK	18.06.21		
APPROVED:	DATE:	SIGNED:	SURVEY DATE:
SDK	18.06.21		----

ISSUE STATUS:

FOR RESOURCE CONSENT

PROJECT No:	SCALES:	A1
9820-141842-01	1:500-A1 1:1000-A3	
DRAWING No:		REV
141842-9002		6

RESOURCE CONSENT

REFER TO APPROVED MASTER DRAWINGS FOR ORIGINAL SIGNATURES File: HAMILTON C:\120SYNERGY\WORKSPACE\DATA\HCG-SYNAPP01\9820-141842_138\CAD\CURRENT\141842-9001-9022.DWG

CONTINUED ON DRG 141842-9001



LOT 2
DPS 46395

LOT 1
DPS 83083

CONTINUED ON DRG 141842-9005

RD002

RD001

RD010

CONTINUED ON DRG 141842-9004



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- INDICATIVE DEVELOPMENT STAGE BOUNDARIES SHOWN MAY BE SUBJECT TO FUTURE VARIATION.
- FOR OVERALL PLAN REFER SHEET 141842-9000.
- FOR EASEMENT SCHEDULES AND NOTES REFER SHEET 141842-9003.
- FOR EXISTING PARCEL AND TITLE LAYOUT REFER PLAN 141842-9004.
- THIS PLAN IS TO BE READ IN CONJUNCTION WITH OTHER PLANS IN THE SET 141842-9000 TO 141842-9023 & 141842-9025.
- THESE NOTES ARE AN INTEGRAL PART OF THIS PLAN SET (141842-9000 TO 141842-9023 & 141842-9025).

LEGEND

- DEVELOPMENT STAGE BOUNDARY
- - - PROPOSED LOT BOUNDARY
- - - EXISTING LOT BOUNDARY
- - - EASEMENT BOUNDARY
- RESIDENTIAL LOT
- LOCAL PURPOSE RESERVE TO VEST (ESPLANADE/ECOLOGICAL)
- LOCAL PURPOSE RESERVE TO VEST (ECOLOGICAL)
- LOCAL PURPOSE RESERVE TO VEST (PEDESTRIAN ACCESSWAY)
- LOCAL PURPOSE RESERVE TO VEST (AMENITY)
- RECREATION RESERVE TO VEST
- HISTORIC RESERVE TO VEST
- ROAD TO VEST
- JOINTLY OWNED ACCESS LOT
- UTILITY LOT
- COMMERCIAL LOT
- TOWN CENTRE SUPER LOT
- BALANCE LOT



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REF	REVISIONS	BY	DATE
5	ISSUED FOR RESOURCE CONSENT	SDK	21.07.20
4	REVISED STAGING - ISSUED FOR RESOURCE CONSENT	SDK	10.07.19
3	UPDATES ISSUED FOR RESOURCE CONSENT	SDK	26.03.19
2	UPDATES ISSUED FOR RESOURCE CONSENT	SDK	20.02.19
1	ISSUED FOR CONSENT	JXG	15.05.18

PROJECT:

WESTON LEA LTD
AMBERFIELD
PEACOCKE RD HAMILTON

TITLE:

SCHEME PLAN
SHEET 3

ORIGINATOR:	DATE:	SIGNED:	DATE:	PLLOT BY:
SWK	21.07.20			MBT

DRAWN:	DATE:	SIGNED:	DATE:	PLLOT DATE:
JXG	21.07.20			21.06.21

CHECKED:	DATE:	SIGNED:	DATE:	SURVEY BY:
SDK	21.07.20			

APPROVED:	DATE:	SIGNED:	DATE:	SURVEY DATE:
SDK	21.07.20			

ISSUE STATUS:

FOR RESOURCE CONSENT

PROJECT No:	SCALES:	1:500-A1	1:1000-A3	A1
9820-141842-01				

DRAWING No:	REV
141842-9003	5

LOT 1
DPS 83083

CONTINUED ON DRG 141842-9003

2000
ROAD TO VEST

STAGE 1

2000
ROAD TO VEST

STAGE 3

RD002

PEACOCKES RD

2014
ROAD TO VEST

PT LOT 10
DPS 7724

2037
ROAD TO VEST

LOT 1
DPS 68572

CONTINUED ON DRG 141842-9007



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CONSENT OF HARRISON GRIBSON.
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UNDERLYING SURVEY PLANS AND ARE ALSO FROM LAND INFORMATION
NZ (13/04/2018) AND HAVE NOT BEEN SURVEYED. A BOUNDARY
DEFINITION SURVEY SHOULD BE CARRIED OUT TO ESTABLISH EXACT
BOUNDARY POSITIONS ON SITE.
5. INDICATIVE DEVELOPMENT STAGE BOUNDARIES SHOWN MAY BE SUBJECT
TO FUTURE VARIATION.
6. FOR OVERALL PLAN REFER SHEET 141842-9000.
7. FOR EASEMENT SCHEDULES AND NOTES REFER SHEET 141842-9004.
8. FOR EXISTING PARCEL AND TITLE LAYOUT REFER PLAN 141842-9004.
9. THIS PLAN IS TO BE READ IN CONJUNCTION WITH OTHER PLANS IN THE
SET 141842-9000 TO 141842-9003 & 141842-9005.
10. THESE NOTES ARE AN INTEGRAL PART OF THIS PLAN SET (141842-9000 TO
141842-9003 & 141842-9005).

LEGEND

- DEVELOPMENT STAGE BOUNDARY
- PROPOSED LOT BOUNDARY
- EXISTING LOT BOUNDARY
- EASEMENT BOUNDARY
- RESIDENTIAL LOT
- LOCAL PURPOSE RESERVE TO VEST (ESPLANADE/ECOLOGICAL)
- LOCAL PURPOSE RESERVE TO VEST (ECOLOGICAL)
- LOCAL PURPOSE RESERVE TO VEST (PEDESTRIAN ACCESSWAY)
- LOCAL PURPOSE RESERVE TO VEST (AMENITY)
- RECREATION RESERVE TO VEST
- HISTORIC RESERVE TO VEST
- ROAD TO VEST
- JOINTLY OWNED ACCESS LOT
- UTILITY LOT
- COMMERCIAL LOT
- TOWN CENTRE SUPER LOT
- BALANCE LOT



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REF	REVISIONS	BY	DATE
6	ISSUED FOR RESOURCE CONSENT	SDK	21.07.20
5	REVISED STAGING - ISSUED FOR RESOURCE CONSENT	SDK	10.07.19
4	REVISED STAGING - ISSUED FOR RESOURCE CONSENT	SDK	27.03.19
3	UPDATES ISSUED FOR RESOURCE CONSENT	SDK	26.03.19
2	UPDATES ISSUED FOR RESOURCE CONSENT	SDK	20.02.19
1	ISSUED FOR CONSENT	JXG	15.05.18

PROJECT:

WESTON LEA LTD
AMBERFIELD
PEACOCKE RD HAMILTON

TITLE:

SCHEME PLAN
SHEET 5

ORIGINATOR:	DATE:	SIGNED:	PLOT BY:
SWK	21.07.20		MBT
DRAWN:	DATE:	SIGNED:	PLOT DATE:
JXG	21.07.20		21.06.21
CHECKED:	DATE:	SIGNED:	SURVEY BY:
SDK	21.07.20		
APPROVED:	DATE:	SIGNED:	SURVEY DATE:
SDK	21.07.20		----

ISSUE STATUS:

FOR RESOURCE CONSENT

PROJECT No:	SCALES:	A1
9020-141842-01	1:500-A1 1:1000-A3	

DRAWING No:

141842-9005

REV

6

RESOURCE CONSENT





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- INDICATIVE DEVELOPMENT STAGE BOUNDARIES SHOWN MAY BE SUBJECT TO FUTURE VARIATION.
- FOR OVERALL PLAN REFER SHEET 141842-9000.
- FOR EASEMENT SCHEDULES AND NOTES REFER SHEET 141842-9003.
- FOR EXISTING PARCEL AND TITLE LAYOUT REFER PLAN 141842-9004.
- THIS PLAN IS TO BE READ IN CONJUNCTION WITH OTHER PLANS IN THE SET 141842-9000 TO 141842-9003 & 141842-9005.
- THESE NOTES ARE AN INTEGRAL PART OF THIS PLAN SET (141842-9000 TO 141842-9003 & 141842-9005).

LEGEND

- DEVELOPMENT STAGE BOUNDARY
- - - PROPOSED LOT BOUNDARY
- - - EXISTING LOT BOUNDARY
- - - EASEMENT BOUNDARY
- RESIDENTIAL LOT
- LOCAL PURPOSE RESERVE TO VEST (ESPLANADE/ECOLOGICAL)
- LOCAL PURPOSE RESERVE TO VEST (ECOLOGICAL)
- LOCAL PURPOSE RESERVE TO VEST (PEDESTRIAN ACCESSWAY)
- LOCAL PURPOSE RESERVE TO VEST (AMENITY)
- RECREATION RESERVE TO VEST
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9	FOR CONSENT - ESPLANADE/ECOLOGICAL RESERVE ADDED	MBT	18.06.21
8	FOR RESOURCE CONSENT	SDK	19.02.21
7	EAST WEST SHELTERBELT UPDATES	SDK	11.02.21
6	ISSUED FOR RESOURCE CONSENT	SDK	21.07.20
5	REVISED STAGING - ISSUED FOR RESOURCE CONSENT	SDK	10.07.19
4	UPDATES ISSUED FOR RESOURCE CONSENT	SDK	27.03.19
3	UPDATES ISSUED FOR RESOURCE CONSENT	SDK	26.03.19
REF	REVISIONS	BY	DATE

PROJECT:

WESTON LEA LTD
AMBERFIELD
PEACOCKE RD HAMILTON

TITLE:

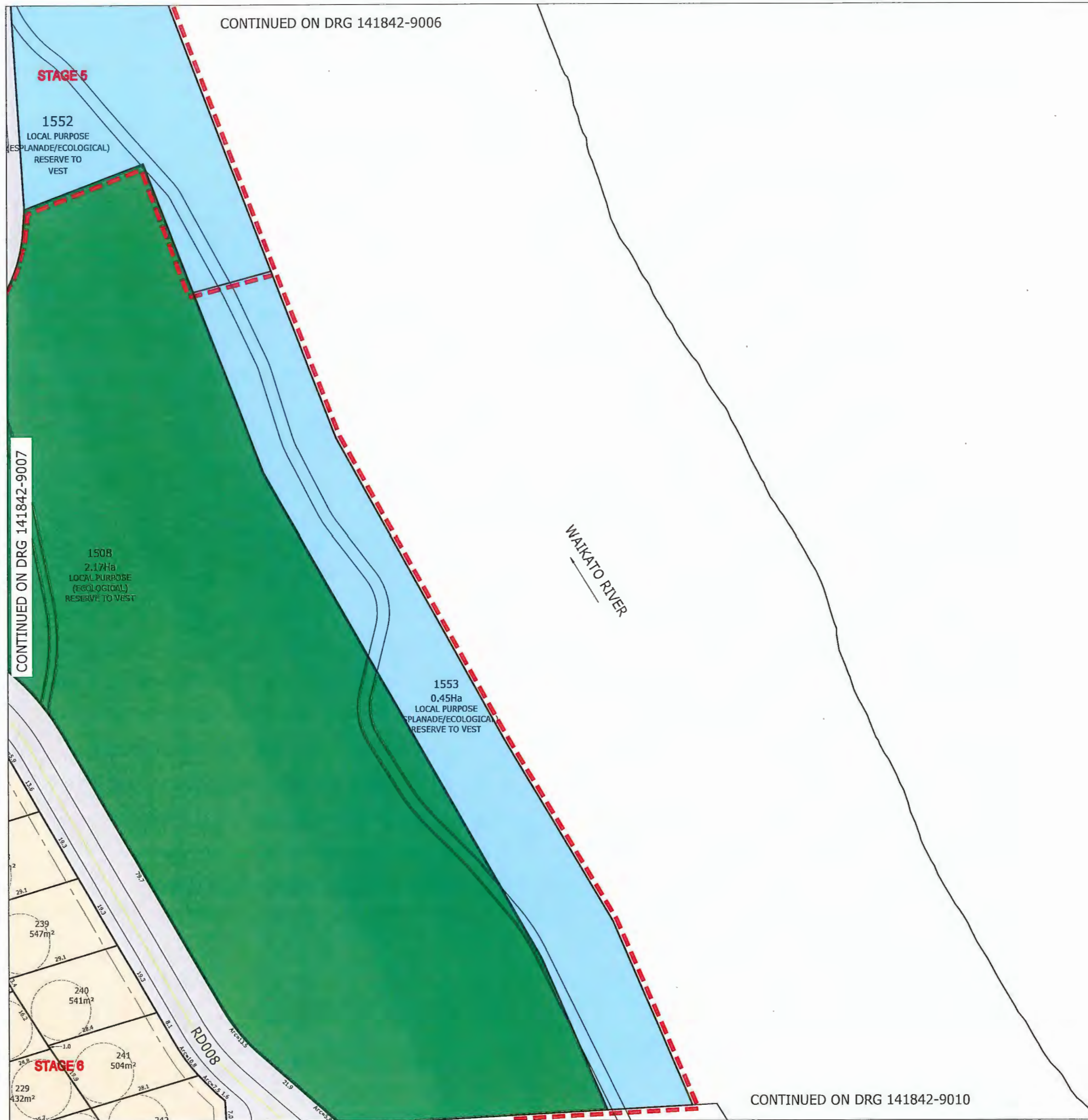
SCHEME PLAN
SHEET 7

ORIGINATOR:	DATE:	SIGNED:	PLOT BY:
MBT	18.06.21		MBT
DRAWN:	DATE:	SIGNED:	PLOT DATE:
MBT	18.06.21		21.06.21
CHECKED:	DATE:	SIGNED:	SURVEY BY:
SDK	18.06.21		
APPROVED:	DATE:	SIGNED:	SURVEY DATE:
SDK	18.06.21		

ISSUE STATUS:

FOR RESOURCE CONSENT

PROJECT No:	SCALES:	
9820-141842-01	1:500-A1 1:1000-A3	A1
DRAWING No:		REV
141842-9007		9



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 5. INDICATIVE DEVELOPMENT STAGE BOUNDARIES SHOWN MAY BE SUBJECT TO FUTURE VARIATION.
 6. FOR OVERALL PLAN REFER SHEET 141842-9000.
 7. FOR EASEMENT SCHEDULES AND NOTES REFER SHEET 141842-9002.
 8. FOR EXISTING PARCEL AND TITLE LAYOUT REFER PLAN 141842-9004.
 9. THIS PLAN IS TO BE READ IN CONJUNCTION WITH OTHER PLANS IN THE SET 141842-9000 TO 141842-9003 & 141842-9005.
 10. THESE NOTES ARE AN INTEGRAL PART OF THIS PLAN SET (141842-9000 TO 141842-9003 & 141842-9005).

LEGEND

- DEVELOPMENT STAGE BOUNDARY
- PROPOSED LOT BOUNDARY
- EXISTING LOT BOUNDARY
- EASEMENT BOUNDARY
- RESIDENTIAL LOT
- LOCAL PURPOSE RESERVE TO VEST (ESPLANADE/ECOLOGICAL)
- LOCAL PURPOSE RESERVE TO VEST (PEDESTRIAN ACCESSWAY)
- LOCAL PURPOSE RESERVE TO VEST (AMENITY)
- RECREATION RESERVE TO VEST
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6	FOR CONSENT - ESPLANADE/ECOLOGICAL RESERVE ADDED	MBT	18.06.21
5	ISSUED FOR RESOURCE CONSENT	SDK	21.07.20
4	REVISED STAGING - ISSUED FOR RESOURCE CONSENT	SDK	10.07.19
3	UPDATES ISSUED FOR RESOURCE CONSENT	SDK	26.03.19
2	UPDATES ISSUED FOR RESOURCE CONSENT	SDK	20.02.19
1	ISSUED FOR RESOURCE CONSENT	JKG	15.05.18
REF	REVISIONS	BY	DATE

PROJECT:
**WESTON LEA LTD
AMBERFIELD
PEACOCKE RD HAMILTON**

TITLE:
**SCHEME PLAN
SHEET 8**

ORIGINATOR:	DATE:	SIGNED:	PLOT BY:
MBT	18.06.21		MBT
DRAWN:	DATE:	SIGNED:	PLOT DATE:
MBT	18.06.21		21.06.21
CHECKED:	DATE:	SIGNED:	SURVEY BY:
SDK	18.06.21		
APPROVED:	DATE:	SIGNED:	SURVEY DATE:
SDK	18.06.21		

ISSUE STATUS: **FOR RESOURCE CONSENT**

PROJECT No:	SCALES:	A1
9820-141842-01	1:500-A1 1:1000-A3	

DRAWING No: **141842-9008** REV **6**

RESOURCE CONSENT





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NOTES

SUBJECT TO CHANGE PENDING DETAILED ENGINEERING DESIGN AND COUNCIL CONSULTATION.

- THIS PLAN HAS BEEN PREPARED FOR RESOURCE CONSENT PURPOSES ONLY. NO DETAILED DESIGN SHOULD BE UNDERTAKEN UTILISING THIS DATA.
- ALL LAYOUTS, EASEMENTS AND OTHER DETAILS SHOWN ARE SUBJECT TO A FULL LEGAL SURVEY AND APPROVAL BY LAND INFORMATION NZ.
- THIS PLAN IS ISSUED FOR A SPECIFIC PROJECT AND MAY NOT BE ALTERED OR USED FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF HARRISON GREASON.
- EXISTING BOUNDARIES SHOWN ON THIS PLAN HAVE BEEN ADOPTED FROM UNDERLYING SURVEY PLANS AND ARE ALSO FROM LAND INFORMATION NZ (L104-2018) AND HAVE NOT BEEN SURVEYED. A BOUNDARY DEFINITION SURVEY SHOULD BE CARRIED OUT TO ESTABLISH EXACT BOUNDARY POSITIONS ON SITE.
- INDICATIVE DEVELOPMENT STAGE BOUNDARIES SHOWN MAY BE SUBJECT TO FUTURE VARIATION.
- FOR OVERALL PLAN REFER SHEET 141842-9000.
- FOR EASEMENT SCHEDULES AND NOTES REFER SHEET 141842-9002.
- FOR EXISTING PARCELS AND TITLE LAYOUT REFER PLAN 141842-9004.
- THIS PLAN IS TO BE READ IN CONJUNCTION WITH OTHER PLANS IN THIS SET 141842-9000 TO 141842-9003 & 141842-9005.
- THESE NOTES ARE AN INTEGRAL PART OF THIS PLAN SET (141842-9000 TO 141842-9003 & 141842-9005).

LEGEND

- DEVELOPMENT STAGE BOUNDARY
- PROPOSED LOT BOUNDARY
- EXISTING LOT BOUNDARY
- EASEMENT BOUNDARY
- RESIDENTIAL LOT
- LOCAL PURPOSE RESERVE TO VEST (ESPLANADE/ECOLOGICAL)
- LOCAL PURPOSE RESERVE TO VEST (PEDESTRIAN ACCESSWAY)
- LOCAL PURPOSE RESERVE TO VEST (AMENITY)
- RECREATION RESERVE TO VEST
- HISTORIC RESERVE TO VEST
- ROAD TO VEST
- JOINTLY OWNED ACCESS LOT
- UTILITY LOT
- COMMERCIAL LOT
- TOWN CENTRE SUPER LOT
- BALANCE LOT



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W www.harrisongreason.com

5	ISSUED FOR RESOURCE CONSENT	SDK	21.07.20
4	REVISED STAGING - ISSUED FOR RESOURCE CONSENT	SDK	10.07.19
3	UPDATES ISSUED FOR RESOURCE CONSENT	SDK	26.03.19
2	UPDATES ISSUED FOR RESOURCE CONSENT	SDK	20.02.19
1	ISSUED FOR RESOURCE CONSENT	JXG	15.05.18
REF	REVISIONS	BY	DATE

PROJECT:

WESTON LEA LIMITED
AMBERFIELD
PEACOCKE RD HAMILTON

TITLE:

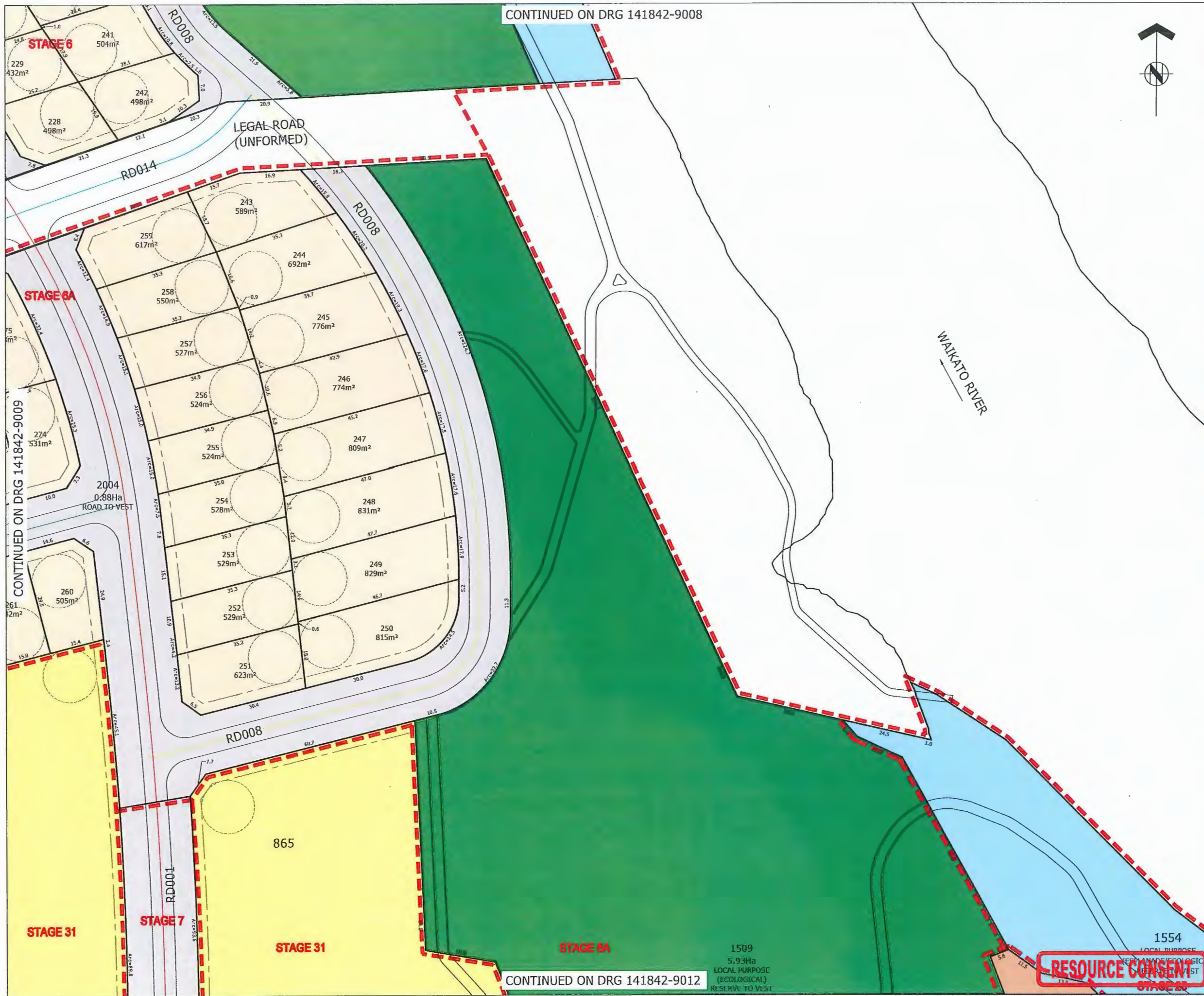
SCHEME PLAN
SHEET 9

ORIGINATOR: SWK	DATE: 13.03.18	SIGNED:	PLOT BY: MBT
DRAWN: JXG	DATE: 27.04.18	SIGNED:	PLOT DATE: 21.06.21
CHECKED: AWD	DATE: 15.05.18	SIGNED:	SURVEY BY:
APPROVED: BMI	DATE: 15.05.18	SIGNED:	SURVEY DATE: ----

ISSUE STATUS:

FOR RESOURCE CONSENT

PROJECT No: 9820-141842-01	SCALE: 1:500 - A1 1:1000 - A3	A1
DRAWING No:	141842-9009	REV 5



CONTINUED ON DRG 141842-9008

CONTINUED ON DRG 141842-9009

CONTINUED ON DRG 141842-9012



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NOTES

SUBJECT TO CHANGE PERIODIC DETAILED ENGINEERING DESIGN AND COUNCIL CONSULTATION.

- THIS PLAN HAS BEEN PREPARED FOR RESOURCE CONSENT PURPOSES ONLY. NO DETAILED DESIGN SHOULD BE UNDERTAKEN UTILISING THIS DATA.
- ALL AREAS, EASEMENTS AND DIMENSIONS SHOWN ARE SUBJECT TO A FULL LEGAL SURVEY AND APPROVAL BY LAND INFORMATION NZ.
- THIS PLAN IS ISSUED FOR A SPECIFIC PROJECT AND MAY NOT BE ALTERED OR USED FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF HARRISON GRAYSON.
- EXISTING BOUNDARIES SHOWN ON THIS PLAN HAVE BEEN ADOPTED FROM UNDERLYING SURVEY PLANS AND ARE ALSO FROM LAND INFORMATION NZ (13-04-2018) AND HAVE NOT BEEN SURVEYED. A FULL SURVEY OF THE SITE SHOULD BE UNDERTAKEN TO ESTABLISH EXACT BOUNDARY POSITIONS ON SITE.
- INDICATIVE DEVELOPMENT STAGE BOUNDARIES SHOWN MAY BE SUBJECT TO FUTURE VARIATION.
- FOR OVERALL PLAN REFER SHEET 141842-9000.
- FOR EASEMENT SCHEDULES AND NOTES REFER SHEET 141842-9003.
- FOR EXISTING PARCEL AND TITLE LAYOUT REFER PLAN 141842-9004.
- THIS PLAN IS TO BE READ IN CONJUNCTION WITH OTHER PLANS IN THE SET 141842-9000 TO 141842-9003 & 141842-9005.
- THESE NOTES ARE AN INTEGRAL PART OF THIS PLAN SET (141842-9000 TO 141842-9003 & 141842-9005).

LEGEND

- DEVELOPMENT STAGE BOUNDARY
- PROPOSED LOT BOUNDARY
- EXISTING LOT BOUNDARY
- EASEMENT BOUNDARY
- RESIDENTIAL LOT
- LOCAL PURPOSE RESERVE TO VEST (ESPLANADE/ECOLOGICAL)
- LOCAL PURPOSE RESERVE TO VEST (PEDESTRIAN ACCESSWAY)
- LOCAL PURPOSE RESERVE TO VEST (AFFINITY)
- RECREATION RESERVE TO VEST
- HISTORIC RESERVE TO VEST
- ROAD TO VEST
- JOINTLY OWNED ACCESS LOT
- UTILITY LOT
- COMMERCIAL LOT
- TOWN CENTRE SUPER LOT
- BALANCE LOT



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6	FOR CONSENT - ESPLANADE/ECOLOGICAL RESERVE ADDED	MBT	18.06.21
5	ISSUED FOR RESOURCE CONSENT	SDK	21.07.20
4	REVISED STAGING - ISSUED FOR RESOURCE CONSENT	SDK	10.07.19
3	UPDATES ISSUED FOR RESOURCE CONSENT	SDK	26.03.19
2	UPDATES ISSUED FOR RESOURCE CONSENT	SDK	20.02.19
1	ISSUED FOR RESOURCE CONSENT	JKG	15.05.18
REF	REVISIONS	BY	DATE

PROJECT:

WESTON LEA LIMITED
AMBERFIELD
PEACOCKE RD HAMILTON

TITLE:

SCHEME PLAN
SHEET 10

ORIGINATOR:	DATE:	SIGNED:	PLOT BY:
MBT	18.06.21		MBT
DRAWN:	DATE:	SIGNED:	PLOT DATE:
MBT	18.06.21		21.06.21
CHECKED:	DATE:	SIGNED:	SURVEY BY:
SDK	18.06.21		
APPROVED:	DATE:	SIGNED:	SURVEY DATE:
SDK	18.06.21		

ISSUE STATUS:

FOR RESOURCE CONSENT

PROJECT No:	SCALES:	A1
9820-141842-01	1:500 - A1 1:1000 - A3	
DRAWING No:		REV
141842-9010		6

1509
5.93Ha
LOCAL PURPOSE
(ECOLOGICAL)
RESERVE TO VEST

1554
LOCAL PURPOSE
(ESPLANADE/ECOLOGICAL)
RESERVE TO VEST

RESOURCE CONSENT
07/06/21

REFER TO APPROVED MASTER DRAWINGS FOR ORIGINAL SIGNATURES File: HAMILTON C:\12DSYNERGY\WORKSPACE\DATA\HGC-SYNAPP01\9820-141842_138\CAD\CURRENT\141842-9001-9022.DWG

CONTINUED ON DRG 141842-9009

STAGE 31



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NOTES

- SUBJECT TO CHANGE PENDING DETAILED ENGINEERING DESIGN AND COUNCIL CONSULTATION.
1. THIS PLAN HAS BEEN PREPARED FOR RESOURCE CONSENT PURPOSES ONLY. NO DETAILED DESIGN SHOULD BE UNDERTAKEN UTILISING THIS DATA.
 2. ALL AREAS, EASEMENTS AND DIMENSIONS SHOWN ARE SUBJECT TO A FULL LEGAL SURVEY AND APPROVAL BY LAND INFORMATION NZ.
 3. THIS PLAN IS ISSUED FOR A SPECIFIC PROJECT AND MAY NOT BE ALTERED OR USED FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF HARRISON GRIFFITHSON.
 4. EXISTING BOUNDARIES SHOWN ON THIS PLAN HAVE BEEN ADOPTED FROM UNDERLYING SURVEY PLANS AND ARE ALSO FROM LAND INFORMATION DOCS (13-04-2018) AND HAVE NOT BEEN SURVEYED. A BOUNDARY DEFINITION SURVEY SHOULD BE CARRIED OUT TO ESTABLISH EXACT BOUNDARY POSITIONS ON SITE.
 5. INDICATIVE DEVELOPMENT STAGE BOUNDARIES SHOWN MAY BE SUBJECT TO FUTURE VARIATION.
 6. FOR OVERALL PLAN REFER SHEET 141842-9000.
 7. FOR EASEMENT SCHEDULES AND NOTES REFER SHEET 141842-9003.
 8. FOR EXISTING PARCELS AND TITLE LAYOUT REFER PLAN 141842-9004.
 9. THIS PLAN IS TO BE READ IN CONJUNCTION WITH OTHER PLANS IN THE SET 141842-9000 TO 141842-9003 & 141842-9005.
 10. THESE NOTES ARE AN INTEGRAL PART OF THIS PLAN SET (141842-9000 TO 141842-9003 & 141842-9005).

LEGEND

- DEVELOPMENT STAGE BOUNDARY
- PROPOSED LOT BOUNDARY
- EXISTING LOT BOUNDARY
- EASEMENT BOUNDARY
- RESIDENTIAL LOT
- LOCAL PURPOSE RESERVE TO VEST (ESPLANADE/ECOLOGICAL)
- LOCAL PURPOSE RESERVE TO VEST (PEDESTRIAN ACCESSWAY)
- LOCAL PURPOSE RESERVE TO VEST (AMENITY)
- RECREATION RESERVE TO VEST
- HISTORIC RESERVE TO VEST
- ROAD TO VEST
- JOINTLY OWNED ACCESS LOT
- UTILITY LOT
- COMMERCIAL LOT
- TOWN CENTRE SUPER LOT
- BALANCE LOT



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REF	REVISIONS	BY	DATE
5	ISSUED FOR RESOURCE CONSENT	SDK	21.07.20
4	REVISED STAGING - ISSUED FOR RESOURCE CONSENT	SDK	10.07.19
3	UPDATES ISSUED FOR RESOURCE CONSENT	SDK	26.03.19
2	UPDATES ISSUED FOR RESOURCE CONSENT	SDK	20.02.19
1	ISSUED FOR RESOURCE CONSENT	JYG	15.05.18

PROJECT:

WESTON LEA LIMITED
AMBERFIELD
PEACOCKE RD HAMILTON

TITLE:

SCHEME PLAN
SHEET 11

ORIGINATOR:	DATE:	SIGNED:	PLOT BY:
SWK	13.03.18		MBT
DRAWN:	DATE:	SIGNED:	PLOT DATE:
JYG	27.04.18		21.06.21
CHECKED:	DATE:	SIGNED:	SURVEY BY:
AWD	15.05.18		
APPROVED:	DATE:	SIGNED:	SURVEY DATE:
BMI	15.05.18		

ISSUE STATUS: FOR RESOURCE CONSENT

PROJECT No:	9820-141842-01	SCALE:	1:500 - A1 1:1000 - A3	A1
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DRAWING No:

141842-9011

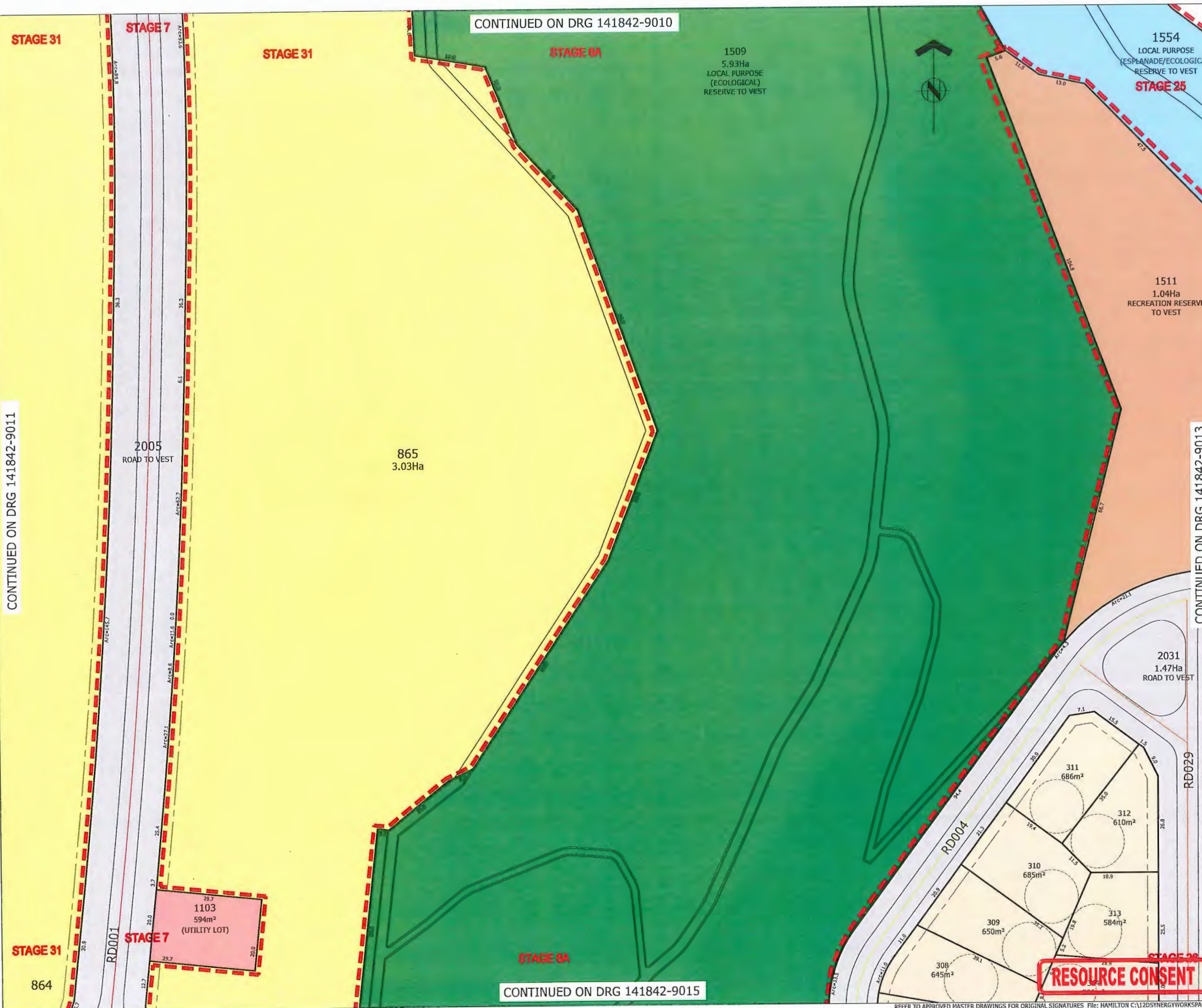
REV

5

RESOURCE CONSENT

STAGE 31

CONTINUED ON DRG 141842-9014





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NOTES

SUBJECT TO CHANGE PRIOR TO DETAILED ENGINEERING DESIGN AND COUNCIL CONSULTATION.

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- INDICATIVE DEVELOPMENT STAGE BOUNDARIES SHOWN MAY BE SUBJECT TO FUTURE VARIATION.
- FOR OVERALL PLAN REFER SHEET 141842-9000.
- FOR EASEMENT SCHEDULES AND NOTES REFER SHEET 141842-9003.
- FOR EXISTING PLOTS AND TITLE LAYOUT REFER PLAN 141842-9004.
- THIS PLAN IS TO BE READ IN CONJUNCTION WITH OTHER PLANS IN THE SET 141842-9000 TO 141842-9003 & 141842-9005.
- THESE NOTES ARE AN INTEGRAL PART OF THIS PLAN SET (141842-9000 TO 141842-9003 & 141842-9005).

LEGEND

- DEVELOPMENT STAGE BOUNDARY
- PROPOSED LOT BOUNDARY
- EXISTING LOT BOUNDARY
- EASEMENT BOUNDARY
- RESIDENTIAL LOT
- LOCAL PURPOSE RESERVE TO VEST (ESPLANADE/ECOLOGICAL)
- LOCAL PURPOSE RESERVE TO VEST (PEDESTRIAN ACCESSWAY)
- LOCAL PURPOSE RESERVE TO VEST (AMENITY)
- RECREATION RESERVE TO VEST
- HISTORIC RESERVE TO VEST
- ROAD TO VEST
- JOINTLY OWNED ACCESS LOT
- UTILITY LOT
- COMMERCIAL LOT
- TOWN CENTRE SUPER LOT
- BALANCE LOT



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7	FOR CONSENT - ESPLANADE/ECOLOGICAL RESERVE ADDED	MBT	18.06.21
6	ISSUED FOR RESOURCE CONSENT	SDK	24.07.20
5	ISSUED FOR RESOURCE CONSENT	SDK	21.07.20
4	REVISED STAGING - ISSUED FOR RESOURCE CONSENT	SDK	10.07.19
3	UPDATES ISSUED FOR RESOURCE CONSENT	SDK	26.03.19
2	UPDATES ISSUED FOR RESOURCE CONSENT	SDK	20.02.19
1	ISSUED FOR RESOURCE CONSENT	JXG	15.05.18
REF	REVISIONS	BY	DATE

PROJECT:

WESTON LEA LIMITED
AMBERFIELD
PEACOCKE RD HAMILTON

TITLE:

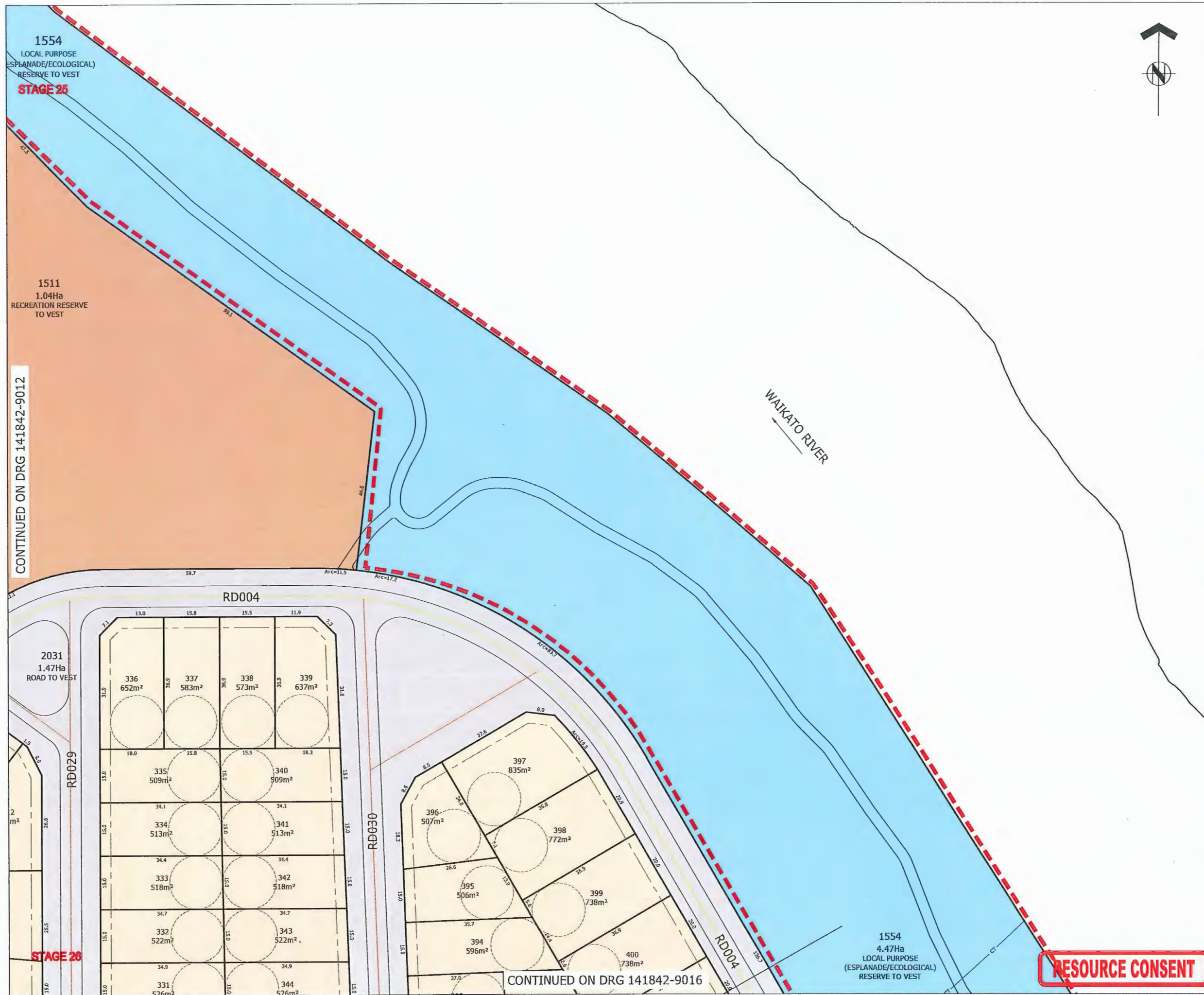
SCHEME PLAN
SHEET 12

ORIGINATOR:	DATE:	SIGNED:	PLOT BY:
MBT	18.06.21		MBT
DRAWN:	DATE:	SIGNED:	PLOT DATE:
MBT	18.06.21		21.06.21
CHECKED:	DATE:	SIGNED:	SURVEY BY:
SDK	18.06.21		
APPROVED:	DATE:	SIGNED:	SURVEY DATE:
SDK	18.06.21		

ISSUE STATUS:

FOR RESOURCE CONSENT

PROJECT No:	SCALES:	A1
9820-141842-01	1:500 - A1 1:1000 - A3	
DRAWING No:		REV
141842-9012		7





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NOTES

SUBJECT TO CHANGE PENDING DETAILED ENGINEERING DESIGN AND COUNCIL CONSULTATION.

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- EXISTING BOUNDARIES SHOWN ON THIS PLAN HAVE BEEN ADOPTED FROM UNDERLYING SURVEY PLANS AND ARE ALSO FROM LAND INFORMATION (2020-13-04-2018) AND HAVE NOT BEEN SURVEYED. A BOUNDARY DEFINITION SURVEY SHOULD BE CARRIED OUT TO ESTABLISH EXACT BOUNDARY POSITIONS ON SITE.
- INDICATIVE DEVELOPMENT STAGE BOUNDARIES SHOWN MAY BE SUBJECT TO FUTURE VARIATION.
- FOR OVERALL PLAN REFER SHEET 141842-9000.
- FOR EASEMENT SCHEDULES AND NOTES REFER SHEET 141842-9002.
- FOR EXISTING FENCE AND TITLE LAYOUT REFER PLAN 141842-9004.
- THIS PLAN IS TO BE READ IN CONJUNCTION WITH OTHER PLANS IN THE SET 141842-9000 TO 141842-9003 & 141842-9005.
- THESE NOTES ARE AN INTEGRAL PART OF THIS PLAN SET (141842-9000 TO 141842-9003 & 141842-9005).

LEGEND

- DEVELOPMENT STAGE BOUNDARY
- PROPOSED LOT BOUNDARY
- EXISTING LOT BOUNDARY
- EASEMENT BOUNDARY
- RESIDENTIAL LOT
- LOCAL PURPOSE RESERVE TO VEST (ESPLANADE/ECOLOGICAL)
- LOCAL PURPOSE RESERVE TO VEST (PEDESTRIAN ACCESSWAY)
- LOCAL PURPOSE RESERVE TO VEST (AMENITY)
- RECREATION RESERVE TO VEST
- HISTORIC RESERVE TO VEST
- ROAD TO VEST
- JOINTLY OWNED ACCESS LOT
- UTILITY LOT
- COMMERCIAL LOT
- TOWN CENTRE SUPER LOT
- BALANCE LOT



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7	FOR CONSENT - ESPLANADE/ECOLOGICAL RESERVE ADDED	MBT	18.06.21
6	ISSUED FOR RESOURCE CONSENT	SDK	24.07.20
5	ISSUED FOR RESOURCE CONSENT	SDK	21.07.20
4	REVISED STAGING - ISSUED FOR RESOURCE CONSENT	SDK	10.07.19
3	UPDATES ISSUED FOR RESOURCE CONSENT	SDK	26.03.19
2	UPDATES ISSUED FOR RESOURCE CONSENT	SDK	28.02.19
1	ISSUED FOR RESOURCE CONSENT	JKG	15.05.18
REF	REVISIONS	BY	DATE

PROJECT:

WESTON LEA LIMITED
AMBERFIELD
PEACOCKE RD HAMILTON

TITLE:

SCHEME PLAN
SHEET 13

SIGNATOR:	DATE:	SIGNED:	PLOT BY:
MBT	18.06.21		MBT
DRAWN:	DATE:	SIGNED:	PLOT DATE:
MBT	18.06.21		21.06.21
CHECKED:	DATE:	SIGNED:	SURVEY BY:
SDK	18.06.21		
APPROVED:	DATE:	SIGNED:	SURVEY DATE:
SDK	18.06.21		

ISSUE STATUS:

FOR RESOURCE CONSENT

PROJECT No:	SCALES:	A1
9820-141842-01	1:500 - A1 1:1000 - A3	
DRAWING No:		REV
141842-9013		7



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NOTES

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 - FOR OVERALL PLAN REFER SHEET 141842-9000.
 - FOR EASEMENT SCHEDULES AND NOTES REFER SHEET 141842-9003.
 - FOR EXISTING PARCELS AND TITLE LAYOUT REFER PLAN 141842-9004.
 - THIS PLAN IS TO BE READ IN CONJUNCTION WITH OTHER PLANS IN THE SET 141842-9000 TO 141842-9005.
 - THESE NOTES ARE AN INTEGRAL PART OF THIS PLAN SET (141842-9000 TO 141842-9005).

LEGEND

- DEVELOPMENT STAGE BOUNDARY
- PROPOSED LOT BOUNDARY
- EXISTING LOT BOUNDARY
- EASEMENT BOUNDARY
- RESIDENTIAL LOT
- LOCAL PURPOSE RESERVE TO VEST (ESPLANADE/ECOLOGICAL)
- LOCAL PURPOSE RESERVE TO VEST (PEDESTRIAN ACCESSWAY)
- LOCAL PURPOSE RESERVE TO VEST (AMENITY)
- RECREATION RESERVE TO VEST
- HISTORIC RESERVE TO VEST
- ROAD TO VEST
- JOINTLY OWNED ACCESS LOT
- UTILITY LOT
- COMMERCIAL LOT
- TOWN CENTRE SUPER LOT
- BALANCE LOT

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5	ISSUED FOR RESOURCE CONSENT	SDK	21.07.20
4	REVISED STAGING - ISSUED FOR RESOURCE CONSENT	SDK	10.07.19
3	UPDATES ISSUED FOR RESOURCE CONSENT	SDK	26.03.19
2	UPDATES ISSUED FOR RESOURCE CONSENT	SDK	20.02.19
1	ISSUED FOR RESOURCE CONSENT	JXG	15.05.18
REF	REVISIONS	BY	DATE

PROJECT:
**WESTON LEA LIMITED
AMBERFIELD
PEACOCKE RD HAMILTON**

TITLE:
**SCHEME PLAN
SHEET 14**

ORIGINATOR:	DATE:	SIGNED:	PLOT BY:
SWK	13.03.18		MBT
DRAWN:	DATE:	SIGNED:	PLOT DATE:
JXG	27.04.18		21.06.21
CHECKED:	DATE:	SIGNED:	SURVEY BY:
AWD	15.05.18		
APPROVED:	DATE:	SIGNED:	SURVEY DATE:
BMI	15.05.18		

ISSUE STATUS: **FOR RESOURCE CONSENT**

PROJECT No:	1:500 - A1	A1
9820-141842-01	1:1000 - A3	
DRAWING No:		REV

141842-9014 **5**





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NOTES

SUBJECT TO CHANGE PENDING DETAILED ENGINEERING DESIGN AND COUNCIL CONSULTATION.

- THIS PLAN HAS BEEN PREPARED FOR RESOURCE CONSENT PURPOSES ONLY. NO DETAILED DESIGN SHOULD BE UNDERTAKEN UTILISING THIS DATA.
- ALL AREAS, EASEMENTS AND DIMENSIONS SHOWN ARE SUBJECT TO A FULL LEGAL SURVEY AND APPROVAL BY LAND INFORMATION NZ.
- THIS PLAN IS ISSUED FOR A SPECIFIC PROJECT AND MAY NOT BE ALTERED OR USED FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF HARRISON GREYSON.
- EXISTING BOUNDARIES SHOWN ON THIS PLAN HAVE BEEN ADOPTED FROM UNDERLYING SURVEY PLANS AND ARE ALSO FROM LAND INFORMATION (CDL) (13-04-2018) AND HAVE NOT BEEN SURVEYED. A BOUNDARY DEFINITION SURVEY SHOULD BE COMPLETED TO ESTABLISH EXACT BOUNDARY POSITIONS ON SITE.
- INDICATIVE DEVELOPMENT STAGE BOUNDARIES SHOWN MAY BE SUBJECT TO FUTURE VARIATION.
- FOR OVERALL PLAN REFER SHEET 141842-9000.
- FOR EASEMENT SCHEDULES AND NOTES REFER SHEET 141842-9003.
- FOR EXISTING FENCES AND TITLE LAYOUT REFER PLAN 141842-9004.
- THIS PLAN IS TO BE READ IN CONJUNCTION WITH OTHER PLANS IN THE SET 141842-9000 TO 141842-9003 & 141842-9005.
- THESE NOTES ARE AN INTEGRAL PART OF THIS PLAN SET (141842-9000 TO 141842-9003 & 141842-9005).

LEGEND

- DEVELOPMENT STAGE BOUNDARY
- PROPOSED LOT BOUNDARY
- EXISTING LOT BOUNDARY
- EASEMENT BOUNDARY
- RESIDENTIAL LOT
- LOCAL PURPOSE RESERVE TO VEST (ESPLANADE/ECOLOGICAL)
- LOCAL PURPOSE RESERVE TO VEST (PEDESTRIAN ACCESSWAY)
- LOCAL PURPOSE RESERVE TO VEST (ARTEFACT)
- RECREATION RESERVE TO VEST
- HISTORIC RESERVE TO VEST
- ROAD TO VEST
- JOINTLY OWNED ACCESS LOT
- UTILITY LOT
- COMMERCIAL LOT
- TOWN CENTRE SUPER LOT
- BALANCE LOT



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6	ISSUED FOR RESOURCE CONSENT	SDK	24.07.20
5	ISSUED FOR RESOURCE CONSENT	SDK	21.07.20
4	REVISED STAGING - ISSUED FOR RESOURCE CONSENT	SDK	10.07.19
3	UPDATES ISSUED FOR RESOURCE CONSENT	SDK	26.03.19
2	UPDATES ISSUED FOR RESOURCE CONSENT	SDK	20.02.19
1	ISSUED FOR RESOURCE CONSENT	JXG	15.05.18
REF	REVISIONS	BY	DATE

PROJECT:

WESTON LEA LIMITED
AMBERFIELD
PEACOCKE RD HAMILTON

TITLE:

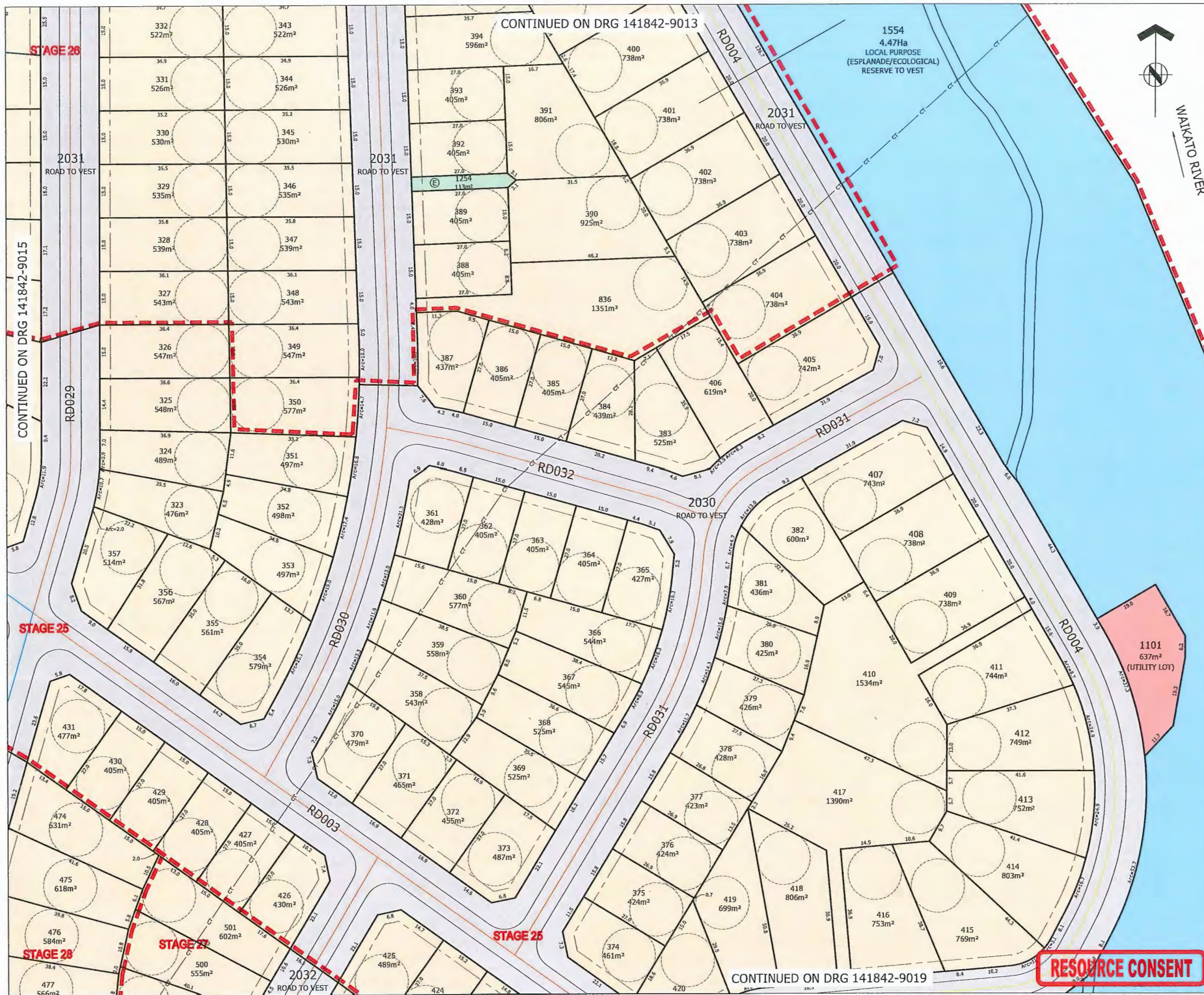
SCHEME PLAN
SHEET 15

ORIGINATOR:	DATE:	SIGNED:	PLOT BY:
SWK	13.03.18		MBT
DRAWN:	DATE:	SIGNED:	PLOT DATE:
JXG	27.04.18		21.06.21
CHECKED:	DATE:	SIGNED:	SURVEY BY:
AWD	15.05.18		
APPROVED:	DATE:	SIGNED:	SURVEY DATE:
BMI	15.05.18		

ISSUE STATUS:

FOR RESOURCE CONSENT

PROJECT No:	SCALE:	A1
9820-141842-01	1:500 - A1 1:1000 - A3	
DRAWING No:		REV
141842-9015		6





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NOTES

SUBJECT TO CHANGE PERIODICALLY BY CONSIDERING DESIGN AND COUNCIL CONSULTATION.

- THIS PLAN HAS BEEN PREPARED FOR RESOURCE CONSENT PURPOSES ONLY. NO DETAILED DESIGN SHOULD BE UNDERTAKEN UTILISING THIS DATA.
- ALL AREAS, EASEMENTS AND DIMENSIONS SHOWN ARE SUBJECT TO A FULL LEGAL SURVEY AND APPROVAL BY LAND INFORMATION NZ.
- THIS PLAN IS ISSUED FOR A SPECIFIC PROJECT AND MAY NOT BE ALTERED OR USED FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF HARRISON GRAYSON.
- EXISTING BOUNDARIES SHOWN ON THIS PLAN HAVE BEEN ADOPTED FROM UNDERLYING SURVEY PLANS AND ARE ALSO PRELIMINARY INFORMATION (CDB) (13-04-2020) AND HAVE NOT BEEN SURVEYED. A BOUNDARY DEFINITION SURVEY SHOULD BE CARRIED OUT TO ESTABLISH EXACT BOUNDARY POSITIONS ON SITE.
- INDICATIVE DEVELOPMENT STAGE BOUNDARIES SHOWN MAY BE SUBJECT TO FUTURE VARIATION.
- FOR OVERALL PLAN REFER SHEET 141842-9000.
- FOR EASEMENT SCHEDULES AND NOTES REFER SHEET 141842-9002.
- FOR EXISTING PARCELS AND TITLE LAYOUT REFER PLAN 141842-9002.
- THIS PLAN IS TO BE READ IN CONJUNCTION WITH OTHER PLANS IN THE SET 141842-9000 TO 141842-9023 & 141842-9025.
- THESE NOTES ARE AN INTEGRAL PART OF THIS PLAN SET (141842-9000 TO 141842-9023 & 141842-9025).

LEGEND

- DEVELOPMENT STAGE BOUNDARY
- PROPOSED LOT BOUNDARY
- EXISTING LOT BOUNDARY
- EASEMENT BOUNDARY
- RESIDENTIAL LOT
- LOCAL PURPOSE RESERVE TO WEST (ESPLANADE/ECOLOGICAL)
- LOCAL PURPOSE RESERVE TO WEST (PEDESTRIAN ACCESSWAY)
- LOCAL PURPOSE RESERVE TO WEST (AMENITY)
- RECREATION RESERVE TO WEST
- HISTORIC RESERVE TO WEST
- ROAD TO WEST
- JOINTLY OWNED ACCESS LOT
- UTILITY LOT
- COMMERCIAL LOT
- TOWN CENTRE SUPER LOT
- BALANCE LOT



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7	FOR CONSENT - ESPLANADE/ECOLOGICAL RESERVE ADDED	MBT	18.06.21
6	ISSUED FOR RESOURCE CONSENT	SDK	24.07.20
5	ISSUED FOR RESOURCE CONSENT	SDK	21.07.20
4	REVISED STAGING - ISSUED FOR RESOURCE CONSENT	SDK	10.07.19
3	UPDATES ISSUED FOR RESOURCE CONSENT	SDK	26.03.19
2	UPDATES ISSUED FOR RESOURCE CONSENT	SDK	20.02.19
1	ISSUED FOR RESOURCE CONSENT	JXG	15.05.18
REF	REVISIONS	BY	DATE

PROJECT:

WESTON LEA LIMITED
AMBERFIELD
PEACOCKE RD HAMILTON

TITLE:

SCHEME PLAN
SHEET 16

ORIGINATOR:	DATE:	SIGNED:	PLOT BY:
MBT	18.06.21		MBT
DRAWN:	DATE:	SIGNED:	PLOT DATE:
MBT	18.06.21		21.06.21
CHECKED:	DATE:	SIGNED:	SURVEY BY:
SDK	18.06.21		
APPROVED:	DATE:	SIGNED:	SURVEY DATE:
SDK	18.06.21		

ISSUE STATUS:

FOR RESOURCE CONSENT

PROJECT No:	SCALES:	A1
9820-141842-01	1:500 - A1 1:1000 - A3	
DRAWING No:		REV
141842-9016		7

CONTINUED ON DRG 141842-9014



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NOTES

- SUBJECT TO CHANGE PENDING DETAILED ENGINEERING DESIGN AND COUNCIL CONSULTATION.
1. THIS PLAN HAS BEEN PREPARED FOR RESOURCE CONSENT PURPOSES ONLY. NO DETAILED DESIGN SHOULD BE UNDERTAKEN UTILISING THIS DATA.
 2. ALL AREAS, EASEMENTS AND DIMENSIONS SHOWN ARE SUBJECT TO A FULL LEGAL SURVEY AND APPROVAL BY LAND INFORMATION NZ.
 3. THIS PLAN IS ISSUED FOR A SPECIFIC PROJECT AND MAY NOT BE ALTERED OR USED FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF HARRISON GRIFFITH.
 4. EXISTING BOUNDARIES SHOWN ON THIS PLAN HAVE BEEN ADOPTED FROM UNDERLYING SURVEY PLANS AND ARE ALSO FROM LAND INFORMATION NZ (LI-04-2015) AND HAVE NOT BEEN SURVEYED. A BOUNDARY DEFINITION SURVEY SHOULD BE CARRIED OUT TO ESTABLISH EXACT BOUNDARY POSITIONS ON SITE.
 5. INDICATIVE DEVELOPMENT STAGE BOUNDARIES SHOWN MAY BE SUBJECT TO FUTURE VARIATION.
 6. FOR OVERALL PLAN REFER SHEET 141842-9000.
 7. FOR EASEMENT SCHEDULES AND NOTES REFER SHEET 141842-9003.
 8. FOR EXISTING PARCELS AND TITLE LAYOUT REFER PLAN 141842-9004.
 9. THIS PLAN IS TO BE READ IN CONJUNCTION WITH OTHER PLANS IN THE SET 141842-9000 TO 141842-9023 & 141842-9025.
 10. THESE NOTES ARE AN INTEGRAL PART OF THIS PLAN SET (141842-9000 TO 141842-9023 & 141842-9025).

LEGEND

- DEVELOPMENT STAGE BOUNDARY
- PROPOSED LOT BOUNDARY
- EXISTING LOT BOUNDARY
- EASEMENT BOUNDARY
- RESIDENTIAL LOT
- LOCAL PURPOSE RESERVE TO VEST (ESPLANADE/ECOLOGICAL)
- LOCAL PURPOSE RESERVE TO VEST (PEDESTRIAN ACCESSWAY)
- LOCAL PURPOSE RESERVE TO VEST (AMENITY)
- RECREATION RESERVE TO VEST
- HISTORIC RESERVE TO VEST
- ROAD TO VEST
- JOINTLY OWNED ACCESS LOT
- UTILITY LOT
- COMMERCIAL LOT
- TOWN CENTRE SUPER LOT
- BALANCE LOT



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5	ISSUED FOR RESOURCE CONSENT	SDK	21.07.20
4	REVISED STAGING - ISSUED FOR RESOURCE CONSENT	SDK	10.07.19
3	UPDATES ISSUED FOR RESOURCE CONSENT	SDK	26.03.19
2	UPDATES ISSUED FOR RESOURCE CONSENT	SDK	20.02.19
1	ISSUED FOR RESOURCE CONSENT	JXG	15.05.18
REF	REVISIONS	BY	DATE

PROJECT:

WESTON LEA LIMITED
AMBERFIELD
PEACOCKE RD HAMILTON

TITLE:

SCHEME PLAN
SHEET 17

ORIGINATOR:	DATE:	SIGNED:	PLOT BY:
SWK	13.03.18		MBT
DRAWN:	DATE:	SIGNED:	PLOT DATE:
JXG	27.04.18		21.06.21
CHECKED:	DATE:	SIGNED:	SURVEY BY:
AWD	15.05.18		
APPROVED:	DATE:	SIGNED:	SURVEY DATE:
BMI	15.05.18		

ISSUE STATUS: FOR RESOURCE CONSENT

PROJECT No:	SCALE:	A1
9820-141842-01	1:500 - A1 1:1000 - A3	

DRAWING No:
141842-9017

REV
5

CONTINUED ON DRG 141842-9020

REFER TO APPROVED MASTER DRAWINGS FOR ORIGINAL SIGNATURES File: HAMILTON C:\I2DSYNERGY\WORKSPACE\DATA\HCG-SYNAPP\19820-141842_138\CAD\CURRENT\141842-9001-9022.DWG

CONTINUED ON DRG 141842-9015

STAGE 8

STAGE 28



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NOTES

- SUBJECT TO CHANGE PERIODIC DETAILED ENGINEERING DESIGN AND COUNCIL CONSULTATION.
- THIS PLAN HAS BEEN PREPARED FOR RESOURCE CONSENT PURPOSES ONLY. NO DETAILED DESIGN SHOULD BE UNDERTAKEN UTILISING THIS DATA.
 - ALL AREAS, EASEMENTS AND DISPOSITIONS SHOWN ARE SUBJECT TO A FULL LEGAL SURVEY AND APPROVAL BY LAND INFORMATION NZ.
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 - INDICATIVE DEVELOPMENT STAGE BOUNDARIES SHOWN MAY BE SUBJECT TO FUTURE VARIATION.
 - FOR OVERALL PLAN REFER SHEET 141842-9000.
 - FOR EASEMENT SCHEDULES AND NOTES REFER SHEET 141842-9003.
 - FOR EXISTING PAVEMENT AND TITLE LAYOUT REFER PLAN 141842-9004.
 - THIS PLAN IS TO BE READ IN CONJUNCTION WITH OTHER PLANS IN THE SET 141842-9000 TO 141842-9023 & 141842-9025.
 - THESE NOTES ARE AN INTEGRAL PART OF THIS PLAN SET (141842-9000 TO 141842-9023 & 141842-9025).

LEGEND

- DEVELOPMENT STAGE BOUNDARY
- PROPOSED LOT BOUNDARY
- EXISTING LOT BOUNDARY
- EASEMENT BOUNDARY
- RESIDENTIAL LOT
- LOCAL PURPOSE RESERVE TO VEST (ESPLANADE/ECOLOGICAL)
- LOCAL PURPOSE RESERVE TO VEST (PEDESTRIAN ACCESSWAY)
- LOCAL PURPOSE RESERVE TO VEST (AMENITY)
- RECREATION RESERVE TO VEST
- HISTORIC RESERVE TO VEST
- ROAD TO VEST
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- UTILITY LOT
- COMMERCIAL LOT
- TOWN CENTRE SUPER LOT
- BALANCE LOT



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6	ISSUED FOR RESOURCE CONSENT	SDK	24.07.20
5	ISSUED FOR RESOURCE CONSENT	SDK	21.07.20
4	REVISED STAGING - ISSUED FOR RESOURCE CONSENT	SDK	10.07.19
3	UPDATES ISSUED FOR RESOURCE CONSENT	SDK	26.03.19
2	UPDATES ISSUED FOR RESOURCE CONSENT	SDK	20.02.19
1	ISSUED FOR RESOURCE CONSENT	JXG	15.05.18
REF	REVISIONS	BY	DATE

PROJECT:

WESTON LEA LIMITED
AMBERFIELD
PEACOCKE RD HAMILTON

TITLE:

SCHEME PLAN
SHEET 18

ORIGINATOR:	DATE:	SIGNED:	PLOT BY:
SWK	13.03.18		MBT
DRAWN:	DATE:	SIGNED:	PLOT DATE:
JXG	27.04.18		21.06.21
CHECKED:	DATE:	SIGNED:	SURVEY BY:
AWD	15.05.18		
APPROVED:	DATE:	SIGNED:	SURVEY DATE:
BMI	15.05.18		

FOR RESOURCE CONSENT

PROJECT No:	1:500 - A1	A1
9820-141842-01	1:1000 - A3	
DRAWING No:		REV

141842-9018

6

RESOURCE CONSENT

CONTINUED ON DRG 141842-9021

REFER TO APPROVED MASTER DRAWINGS FOR ORIGINAL SIGNATURES File: HAMILTON C:\12DSYNERGY\WORKSPACE\DATA\HGC-SYNAPP01\9820-141842_138\CAD\CURRENT\141842-9001-9022.DWG





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NOTES

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- INDICATIVE DEVELOPMENT STAGE BOUNDARIES SHOWN MAY BE SUBJECT TO FUTURE VARIATION.
- FOR OVERALL PLAN REFER SHEET 141842-9000.
- FOR EASEMENT SCHEDULES AND NOTES REFER SHEET 141842-9003.
- FOR EXISTING FENCE AND TITLE LAYOUT REFER PLAN 141842-9006.
- THIS PLAN IS TO BE READ IN CONJUNCTION WITH OTHER PLANS IN THE SET 141842-9000 TO 141842-9023 & 141842-9025.
- THESE NOTES ARE AN INTEGRAL PART OF THIS PLAN SET (141842-9000 TO 141842-9023 & 141842-9025).

LEGEND

- DEVELOPMENT STAGE BOUNDARY
- PROPOSED LOT BOUNDARY
- EXISTING LOT BOUNDARY
- EASEMENT BOUNDARY
- RESIDENTIAL LOT
- LOCAL PURPOSE RESERVE TO VEST (ESPLANADE/ECOLOGICAL)
- LOCAL PURPOSE RESERVE TO VEST (PEDESTRIAN ACCESSWAY)
- LOCAL PURPOSE RESERVE TO VEST (AMENITY)
- RECREATION RESERVE TO VEST
- HISTORIC RESERVE TO VEST
- ROAD TO VEST
- JOINTLY OWNED ACCESS LOT
- UTILITY LOT
- COMMERCIAL LOT
- TOWN CENTRE SUPER LOT
- BALANCE LOT



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7	FOR CONSENT - ESPLANADE/ECOLOGICAL RESERVE ADDED	MBT	18.06.21
6	ISSUED FOR RESOURCE CONSENT	SDK	24.07.20
5	ISSUED FOR RESOURCE CONSENT	SDK	21.07.20
4	REVISED STAGING - ISSUED FOR RESOURCE CONSENT	SDK	10.07.19
3	UPDATES ISSUED FOR RESOURCE CONSENT	SDK	26.03.19
2	UPDATES ISSUED FOR RESOURCE CONSENT	SDK	20.02.19
1	ISSUED FOR RESOURCE CONSENT	JXG	15.05.18
REF	REVISIONS	BY	DATE

PROJECT:

WESTON LEA LIMITED
AMBERFIELD
PEACOCKE RD HAMILTON

TITLE:

SCHEME PLAN
SHEET 19

ORIGINATOR:	DATE:	SIGNED:	PLOT BY:
MBT	18.06.21		MBT
DRAWN:	DATE:	SIGNED:	PLOT DATE:
MBT	18.06.21		21.06.21
CHECKED:	DATE:	SIGNED:	SURVEY BY:
SDK	18.06.21		
APPROVED:	DATE:	SIGNED:	SURVEY DATE:
SDK	18.06.21		

ISSUE STATUS:

FOR RESOURCE CONSENT

PROJECT No:	SCALES:	A1
9820-141842-01	1:500 - A1 1:1000 - A3	
DRAWING No:		REV
141842-9019		7

RESOURCE CONSENT



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NOTES

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2. ALL LEVELS, EASEMENTS AND DIMENSIONS SHOWN ARE SUBJECT TO A FULL LEGAL SURVEY AND APPROVAL BY LAND INFORMATION NZ.

3. THIS PLAN IS ISSUED FOR A SPECIFIC PROJECT AND MAY NOT BE ALTERED OR USED FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF HARRISON GRIERSON.

4. EXISTING BOUNDARIES SHOWN ON THIS PLAN HAVE BEEN ADOPTED FROM UNDERLYING SURVEY PLANS AND ARE ALSO FROM LAND INFORMATION DATA (13/04/2018) AND HAVE NOT BEEN SURVEYED. A BOUNDARY DEFINITION SURVEY SHOULD BE CARRIED OUT TO ESTABLISH EXACT BOUNDARY POSITIONS ON SITE.

5. INDICATIVE DEVELOPMENT STAGE BOUNDARIES SHOWN MAY BE SUBJECT TO FUTURE VARIATION.

6. FOR OVERALL PLAN REFER SHEET 141842-9001.

7. FOR EASEMENT SCHEDULES AND NOTES REFER SHEET 141842-9002.

8. FOR EXISTING FENCE AND TITLE LAYOUT REFER PLAN 141842-9003.

9. THIS PLAN IS TO BE USED IN CONJUNCTION WITH OTHER PLANS IN THE SET 141842-9000 TO 141842-9023 & 141842-9025.

10. THESE NOTES ARE AN INTEGRAL PART OF THIS PLAN SET (141842-9000 TO 141842-9023 & 141842-9025).

LEGEND

- DEVELOPMENT STAGE BOUNDARY
- PROPOSED LOT BOUNDARY
- EXISTING LOT BOUNDARY
- EASEMENT BOUNDARY
- RESIDENTIAL LOT
- LOCAL PURPOSE RESERVE TO VEST (ESPLANADE/ECOLOGICAL)
- LOCAL PURPOSE RESERVE TO VEST (PEDESTRIAN ACCESSWAY)
- LOCAL PURPOSE RESERVE TO VEST (AMENITY)
- RECREATION RESERVE TO VEST
- HISTORIC RESERVE TO VEST
- ROAD TO VEST
- JOINTLY OWNED ACCESS LOT
- UTILITY LOT
- COMMERCIAL LOT
- TOWN CENTRE SUPER LOT
- BALANCE LOT

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6	ISSUED FOR RESOURCE CONSENT	SDK	21.07.20
5	ISSUED FOR RESOURCE CONSENT	SDK	21.07.20
4	REVISED STAGING - ISSUED FOR RESOURCE CONSENT	SDK	10.07.19
3	UPDATES ISSUED FOR RESOURCE CONSENT	SDK	26.03.18
2	UPDATES ISSUED FOR RESOURCE CONSENT	SDK	20.02.18
1	ISSUED FOR RESOURCE CONSENT	JXG	15.05.18

REF REVISIONS BY DATE

PROJECT:

WESTON LEA LIMITED
AMBERFIELD
PEACOCKE RD HAMILTON

TITLE:

SCHEME PLAN
SHEET 20

ORIGINATOR:	DATE:	SIGNED:	PLOT BY:
SWK	13.03.18		MBT
DRAWN:	DATE:	SIGNED:	PLOT DATE:
JXG	27.04.18		21.06.21
CHECKED:	DATE:	SIGNED:	SURVEY BY:
AWD	15.05.18		
APPROVED:	DATE:	SIGNED:	SURVEY DATE:
BMI	15.05.18		

ISSUE STATUS:

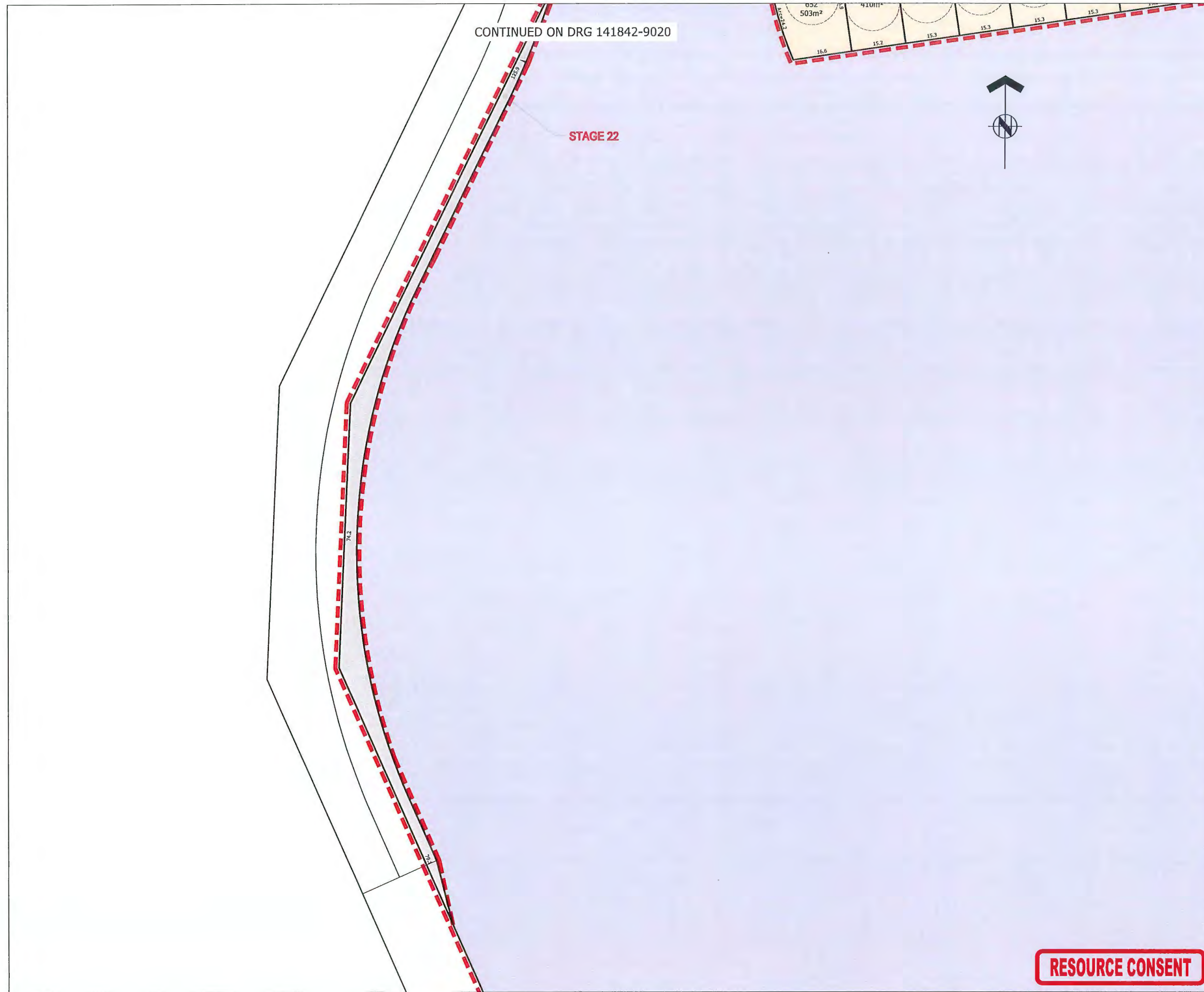
FOR RESOURCE CONSENT

PROJECT No:	1:500 - A1	A1
9820-141842-01	1:1000 - A3	
DRAWING No:		REV
		6

141842-9020

RESOURCE CONSENT

CONTINUED ON DRG 141842-9020A





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NOTES

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- INDICATIVE DEVELOPMENT STAGE BOUNDARIES SHOWN MAY BE SUBJECT TO FUTURE VARIATION.
- FOR OVERALL PLAN REFER SHEET 141842-9000.
- FOR EASEMENT SCHEDULES AND NOTES REFER SHEET 141842-9003.
- FOR EXISTING PARCELS AND TITLE LAYOUT REFER PLAN 141842-9004.
- THIS PLAN IS TO BE READ IN CONJUNCTION WITH OTHER PLANS IN THE SET 141842-9000 TO 141842-9023 & 141842-9025.
- THESE NOTES ARE AN INTEGRAL PART OF THIS PLAN SET (141842-9000 TO 141842-9023 & 141842-9025).

LEGEND

- DEVELOPMENT STAGE BOUNDARY
- PROPOSED LOT BOUNDARY
- EXISTING LOT BOUNDARY
- EASEMENT BOUNDARY
- RESIDENTIAL LOT
- LOCAL PURPOSE RESERVE TO VEST (ESPLANADE/ECOLOGICAL)
- LOCAL PURPOSE RESERVE TO VEST (PEDESTRIAN ACCESSWAY)
- LOCAL PURPOSE RESERVE TO VEST (AMENITY)
- RECREATION RESERVE TO VEST
- HISTORIC RESERVE TO VEST
- ROAD TO VEST
- JOINTLY OWNED ACCESS LOT
- UTILITY LOT
- COMMERCIAL LOT
- TOWN CENTRE SUPER LOT
- BALANCE LOT



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6	ISSUED FOR RESOURCE CONSENT	SDK	21.07.20
5	REVISED STAGING - ISSUED FOR RESOURCE CONSENT	SDK	10.07.19
4	ISSUED FOR RESOURCE CONSENT	SDK	28.03.19
3	UPDATES ISSUED FOR RESOURCE CONSENT	SDK	26.03.19
2	UPDATES ISSUED FOR RESOURCE CONSENT	SDK	20.02.19
1	ISSUED FOR RESOURCE CONSENT	JXG	15.05.18
REF	REVISIONS	BY	DATE

PROJECT:

WESTON LEA LIMITED
AMBERFIELD
PEACOCKE RD HAMILTON

TITLE:

SCHEME PLAN
SHEET 23

ORIGINATOR:	DATE:	SIGNED:	PLOT BY:
SWK	13.03.18		MBT
DRAWN:	DATE:	SIGNED:	PLOT DATE:
JXG	27.04.18		21.06.21
CHECKED:	DATE:	SIGNED:	SURVEY BY:
AWD	15.05.18		
APPROVED:	DATE:	SIGNED:	SURVEY DATE:
BMI	15.05.18		

ISSUE STATUS:

FOR RESOURCE CONSENT

PROJECT No:	SCALES:	A1
9820-141842-01	1:500 - A1 1:1000 - A3	
DRAWING No:	REV	
141842-9020A	6	

RESOURCE CONSENT

REFER TO APPROVED MASTER DRAWINGS FOR ORIGINAL SIGNATURES File: HAMILTON C:\12DSYNERGY\WORKSPACE\DATA\HCG-SYNAPP01\9820-141842_138\CAD\CURRENT\141842-9001-9022.DWG

AMALGAMATION CONDITIONS

1. THAT LOT 1250 HEREON (LEGAL ACCESS) BE HELD AS TO EIGHT UNDIVIDED ONE EIGHTH SHARES BY THE OWNERS OF LOTS 31 TO 38 HEREON AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL CERTIFICATES OF TITLE BE ISSUED IN ACCORDANCE THEREWITH. REFER TO DRAWING 141842-9003.
2. THAT LOT 1251 HEREON (LEGAL ACCESS) TO BE HELD AS TO FIVE UNDIVIDED ONE FIFTH SHARES BY THE OWNERS OF LOTS 149 TO 152 AND LDT 180 HEREON AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL CERTIFICATES OF TITLE BE ISSUED IN ACCORDANCE THEREWITH. REFER TO DRAWING 141842-9007.
3. THAT LOT 1252 HEREON (LEGAL ACCESS) BE HELD AS TO TWO UNDIVIDED ONE HALF SHARES BY THE OWNERS OF LOTS 174 TO 175 HEREON AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL CERTIFICATES OF TITLE BE ISSUED IN ACCORDANCE THEREWITH. REFER TO DRAWING 141842-9007.
4. THAT LOT 1253 HEREON (LEGAL ACCESS) BE HELD AS TO TWO UNDIVIDED ONE HALF SHARES BY THE OWNERS OF LOTS 170 TO 171 HEREON AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL CERTIFICATES OF TITLE BE ISSUED IN ACCORDANCE THEREWITH. REFER TO DRAWING 141842-9007.
5. THAT LOT 1254 HEREON (LEGAL ACCESS) BE HELD AS TO TWO UNDIVIDED ONE HALF SHARES BY THE OWNERS OF LOTS 390 TO 391 HEREON AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL CERTIFICATES OF TITLE BE ISSUED IN ACCORDANCE THEREWITH. REFER TO DRAWING 141842-9016.
6. THAT LOT 1255 HEREON (LEGAL ACCESS) BE HELD AS TO THREE UNDIVIDED ONE THIRD SHARES BY THE OWNERS OF LOTS 806 TO 808 HEREON AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL CERTIFICATES OF TITLE TO BE ISSUED IN ACCORDANCE THEREWITH. REFER TO DRAWING 141842-9014.
7. THAT LOT 1256 HEREON (LEGAL ACCESS) BE HELD AS TO THREE UNDIVIDED ONE THIRD SHARES BY THE OWNERS OF LOTS 818 TO 820 HEREON AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL CERTIFICATES OF TITLE BE ISSUED IN ACCORDANCE THEREWITH. REFER TO DRAWING 141842-9014 .
8. THAT LOT 1257 HEREON (LEGAL ACCESS) BE HELD AS TO NINE UNDIVIDED ONE NINTH SHARES BY THE OWNERS OF LOTS 821 TO 824 AND 831 TO 835 HEREON AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL CERTIFICATES OF TITLE BE ISSUED IN ACCORDANCE THEREWITH. REFER TO DRAWING 141842-9015.
9. THAT LOT 1258 HEREON (LEGAL ACCESS) BE HELD AS TO TWO UNDIVIDED ONE HALF SHARES BY THE OWNERS OF LOTS 73 AND 74 AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL CERTIFICATES OF TITLE BE ISSUED IN ACCORDANCE THEREWITH. REFER TO DRAWING 141842-9002.
10. THAT LOT 1259 HEREON (LEGAL ACCESS) BE HELD AS TO TWO UNDIVIDED ONE HALF SHARES BY THE OWNERS OF LOTS 69 AND 70 HEREON AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL CERTIFICATES OF TITLE BE ISSUED IN ACCORDANCE THEREWITH. REFER TO DRAWING 141842-9002.
11. THAT LOT 1260 HEREON (LEGAL ACCESS) BE HELD AS TO TWO UNDIVIDED ONE HALF SHARES BY THE OWNERS OF LOTS 65 AND 66 HEREON AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL CERTIFICATES OF TITLE BE ISSUED IN ACCORDANCE THEREWITH. REFER TO DRAWING 141842-9002.
12. THAT LOT 1261 HEREON (LEGAL ACCESS) BE HELD AS TO TWO UNDIVIDED ONE HALF SHARES BY THE OWNERS OF LOTS 59 TO 60 HEREON AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL CERTIFICATES OF TITLE BE ISSUED IN ACCORDANCE THEREWITH. REFER TO DRAWING 141842-9004.
13. THAT LOT 1262 HEREON (LEGAL ACCESS) BE HELD AS TO TWO UNDIVIDED ONE HALF SHARES BY THE OWNERS OF LOTS 55 TO 56 HEREON AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL CERTIFICATES OF TITLE BE ISSUED IN ACCORDANCE THEREWITH. REFER TO DRAWING 141842-9004.
14. THAT LOT 1263 HEREON (LEGAL ACCESS) BE HELD AS TO TWO UNDIVIDED ONE HALF SHARES BY THE OWNERS OF LOTS 51 TO 52 HEREON AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL CERTIFICATES OF TITLE BE ISSUED IN ACCORDANCE THEREWITH. REFER TO DRAWING 141842-9004.
15. THAT LOT 1264 HEREON (LEGAL ACCESS) BE HELD AS TO TWO UNDIVIDED ONE HALF SHARES BY THE OWNERS OF LOTS 47 TO 48 HEREON AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL CERTIFICATES OF TITLE BE ISSUED IN ACCORDANCE THEREWITH. REFER TO DRAWING 141842-9004.
16. THAT LOT 1265 HEREON (LEGAL ACCESS) BE HELD AS TO TWO UNDIVIDED ONE HALF SHARES BY THE OWNERS OF LOTS 43 TO 44 HEREON AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL CERTIFICATES OF TITLE BE ISSUED IN ACCORDANCE THEREWITH. REFER TO DRAWING 141842-9004.

MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY, RIGHT TO DRAIN SEWAGE, RIGHT TO CONVEY WATER, ELECTRICITY, GAS, TELECOMMUNICATIONS AND COMPUTER MEDIA.	A	LOT 1250 HEREON	LOTS 31-38 HEREON
	B	LOT 1251 HEREON	LOTS 149-152 & LOT 180 HEREON
	C	LOT 1252 HEREON	LOTS 174 AND 175 HEREON
	D	LOT 1253 HEREON	LOTS 170 AND 171 HEREON
	E	LOT 1254 HEREON	LOTS 390-391 HEREON
	H	LOT 1257 HEREON	LOTS 821-824 & LOTS 831-835 HEREON
	I	LOT 1258 HEREON	LOTS 73 AND 74 HEREON
	J	LOT 1259 HEREON	LOTS 69 AND 70 HEREON
	K	LOT 1260 HEREON	LOTS 65 AND 66 HEREON
	L	LOT 1261 HEREON	LOTS 59-60 HEREON
	M	LOT 1262 HEREON	LOTS 55-56 HEREON
	N	LOT 1263 HEREON	LOTS 51-52 HEREON
	O	LOT 1264 HEREON	LOTS 47-48 HEREON
RIGHT OF WAY, RIGHT TO CONVEY ELECTRICITY, GAS, TELECOMMUNICATIONS AND COMPUTER MEDIA.	F	LOT 1255 HEREON	LOTS 806-808 HEREON
	G	LOT 1256 HEREON	LOTS 818-820 HEREON

SCHEDULE OF EXISTING EASEMENTS TO BE SURRENDERED				
PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT	CREATED BY
DRAINAGE RIGHTS	PART ALLOTMENT 93-94 PARISH OF TE RAPA CONTAINED IN CFR SA528/20	PART ALLOTMENT 93-94 PARISH OF TE RAPA CONTAINED IN CFR SA528/20	ADJOINING LANDS OF THE VENDOR IN CONVEYANCE 236231 (R235/556)	CONVEYANCE 236231 (R235/556)

EXISTING ENCUMBRANCES

1. LOT 1 DPS 81210 CONTAINED IN CFR SA66A/99 IS SUBJECT TO PART IV A CONSERVATION ACT 1987.
2. LOT 3 DPS 81210 CONTAINED IN CFR SA66A/100 IS SUBJECT TO PART IV A CONSERVATION ACT 1987.
3. ALLOTMENT 87 AND PART ALLOTMENT 93-94 PARISH OF TE RAPA CONTAINED IN CFR SA528/20 LTD AND LOT 1 DPS 78023 CONTAINED IN CFR SA60A/826 ARE SUBJECT TO AN EXISTING COVENANT IN B416556 IN FAVOUR OF HAMILTON CITY COUNCIL.
4. LOT 1 DPS 78023 IS SUBJECT TO AN EXISTING FENCING COVENANT CONTAINED IN DEED 288206.

EXISTING BUILDINGS

1. DWELLINGS AND OTHER BUILDINGS TO BE PROGRESSIVELY REMOVED IN ACCORDANCE WITH INDICATIVE DEVELOPMENT STAGING.
2. D'WELLINGS AND OTHER BUILDINGS ON BALANCE LOTS TO REMAIN AND TO COMPLY WITH DISTRICT PLAN BULK AND LOCATION STANDARDS WITH RESPECT TO NEW BOUNDARIES.



ASSOCIATION OF CONSULTING ENGINEERS NEW ZEALAND

ISO 9001
QUALITY
ASSURED

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NOTES

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2. THIS PLAN IS ISSUED FOR A SPECIFIC PROJECT AND MAY NOT BE ALTERED OR USED FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF HARRISON GRIERSON.
3. THIS PLAN IS TO BE READ IN CONJUNCTION WITH OTHER PLANS IN THE SET 141842-9000 TO 141842-9023.
4. THESE NOTES ARE AN INTEGRAL PART OF THIS PLAN.



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5	ISSUED FOR RESOURCE CONSENT	SDK	19.02.21
4	ISSUED FOR RESOURCE CONSENT	SDK	11.02.21
3	ISSUED FOR RESOURCE CONSENT	SDK	22.07.20
2	UPDATES ISSUED FOR RESOURCE CONSENT	PKP	20.02.19
1	ISSUED RESOURCE CONSENT	JKG	15.05.18

REF	REVISIONS	BY	DATE
-----	-----------	----	------

PROJECT:			
WESTON LEA LIMITED AMBERFIELD HAMILTON			

TITLE:			
SCHEME PLAN SHEET 23 OF 23 EASEMENTS AND ENCUMBRANCES			

ORIGINATOR: MBT	DATE: 19.02.21	SIGNED:	PLOT BY: MBT
DRAWN: MBT	DATE: 19.02.21	SIGNED:	PLOT DATE: 21.06.21
CHECKED: SDK	DATE: 19.02.21	SIGNED:	SURVEY BY:
APPROVED: SDK	DATE: 19.02.21	SIGNED:	SURVEY DATE: ----

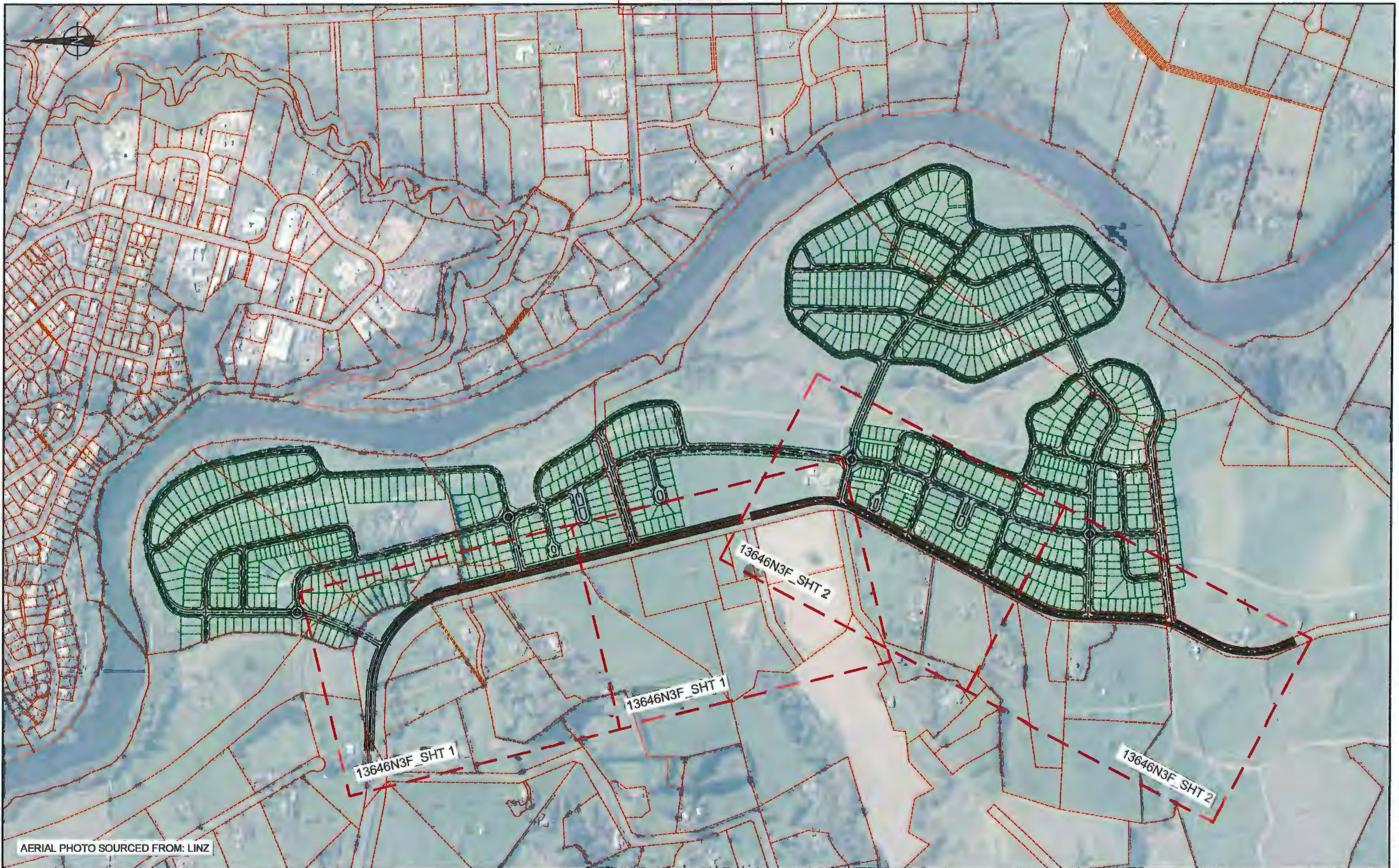
ISSUE STATUS:			
FOR RESOURCE CONSENT			

PROJECT No: 9820-141842-01	SCALE: -	A1
DRAWING No:	REV	
141842-9023	5	

RESOURCE CONSENT

Received
PLANNING GUIDANCE
15 June 2018

Wednesday, May 9, 2018 11:08:23 AM
20mm @ A3



AERIAL PHOTO SOURCED FROM: LINZ

REV	DATE	DRN	DESCRIPTION	CHK	APPR
0	09/05/2018	AKJ	ISSUED FOR INFORMATION	N/A	N/A

WESTON LEA LTD - AMBERFIELD SUBDIVISION
PEACOCKES ROAD REALIGNMENT

DRN: AKJ	DATE: 09/05/2018	REV: 0
SCALE: 1:7500 @ A3		
STATUS:		
DWG NO: 13646_C11B		

TDG

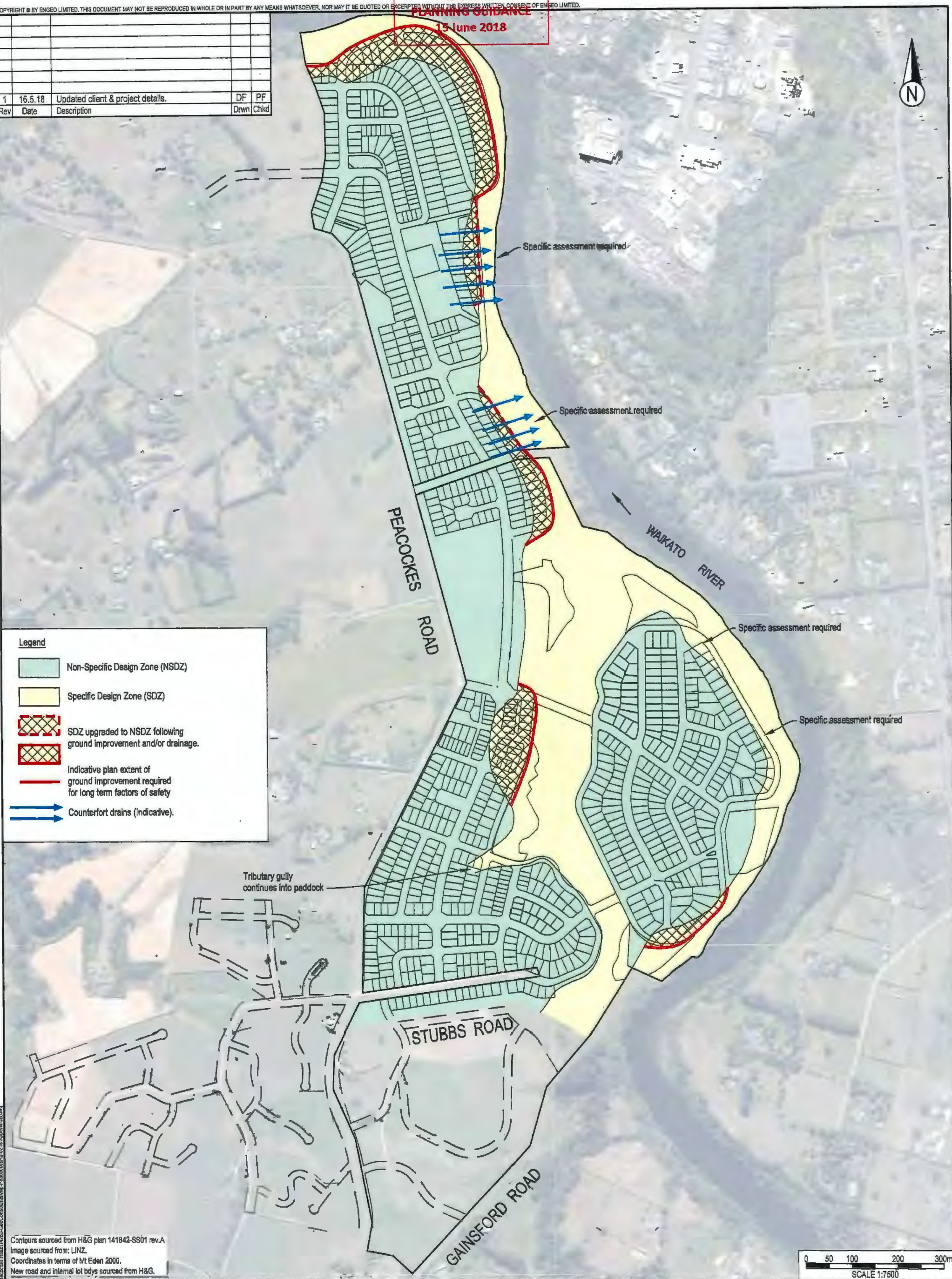
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SHT 1 OF 1

DATE PLOTTED: 16 May 2018 1:38 p.m. BY: DOUG FINLAY

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1	16.5.18	Updated client & project details.	DF	PF
Rev	Date	Description	Drawn	Chkd

Received
PLANNING GUIDANCE
15 June 2018



- Legend**
- Non-Specific Design Zone (NSDZ)
 - Specific Design Zone (SDZ)
 - SDZ upgraded to NSDZ following ground improvement and/or drainage.
 - Indicative plan extent of ground improvement required for long term factors of safety
 - Counterfort drains (Indicative).

Contours sourced from H&G plan 141842-SS01 rev.A
Image sourced from: LINZ.
Coordinates in terms of Mt Eden 2000.
New road and internal lot bdy's sourced from H&G.

ENGEO
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Auckland Office
6 Antares Place, Rosedale
North Shore City 0632, Auckland
Tel: 09 972 2205
www.enggeo.co.nz

Title:
**GEOTECHNICAL CONSTRAINTS PLAN
- PROPOSED CONTOURS**

Client: WESTON LEA LIMITED		Appendix No:	
Project: AMBERFIELD SUBDIVISION HAMILTON	Designed: MM	3B	
	Drawn: DF		
	Checked: -		
	Date: 29.3.18		
Proj No: 14280.000.000	Scale: 1:7500	Size: A3	
		Rev: 1	

ORIGINAL FIGURE PRINTED IN COLOUR

CONTINUED ON DRG 141842-9051

NOTES:

1.) SUBJECT TO RESOURCE CONSENT

LEGEND

- SIGNIFICANT NATURAL AREA
- WAIKATO RIVER AND GULLY HAZARD
- RIVER AND GULLY 6M OFFSET
- INDICATIVE EXTENT OF EARTHWORKS
- PROPOSED STORM WATER PIPE
- PROPOSED SUBSOIL DRAIN
- HILL CHARACTER AREA
- RESERVE AREA

HG ARKJUN
AENDEY
T PZMOU
W PNOVPOX

5	UPDATES ISSUED FOR RESOURCE CONSENT	MBT	27.03.19
4	UPDATES ISSUED FOR RESOURCE CONSENT	MBT	16.03.19
3	RESERVE AREA ADDED	MBT	12.03.19
2	LOT NUMBERS UPDATED	PKP	16.05.18
1	ISSUED FOR RESOURCE CONSENT	PKP	04.05.18
RFF	REVISIONS	BY	DATE

PROJECT:
**WESTON LEA LTD
AMBERFIELD
PEACOCKE RD HAMILTON**

TITLE:
**RIVER / GULLY HAZARD, AND
SIGNIFICANT NATURAL AREAS
SHEET 02**

ORIGINATOR:	DATE:	SIGNED:	PLAT BY:
PKP	04.05.18		MBT
DRAWN:	DATE:	SIGNED:	PLAT DATE:
PKP	04.05.18		09.04.19
CHECKED:	DATE:	SIGNED:	SURVEY BY:
BM1	04.05.18		
APPROVED:	DATE:	SIGNED:	SURVEY DATE:
BM1	04.05.18		

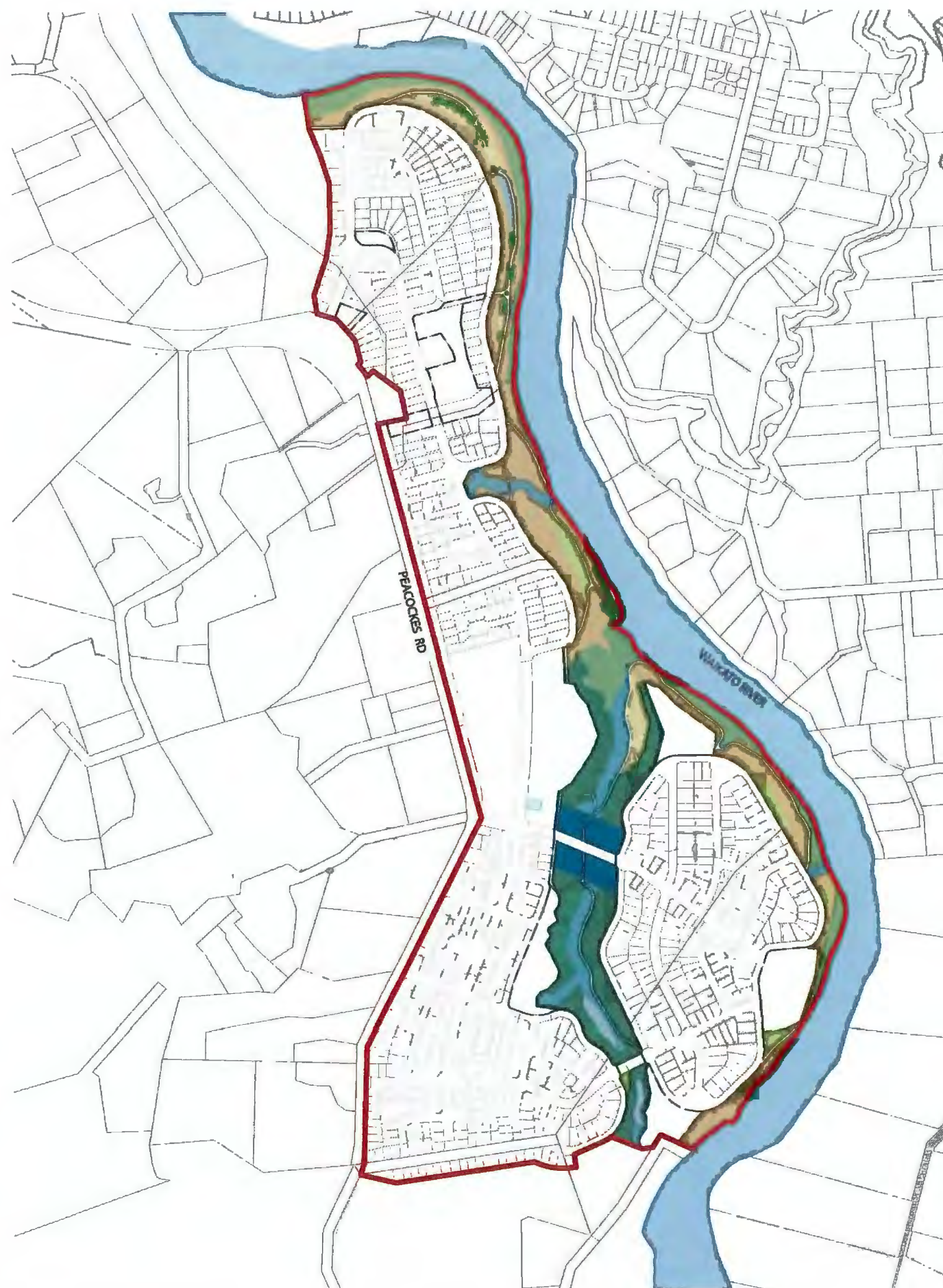
ISSUE STATUS:
FOR RESOURCE CONSENT

PROJECT No:	SCALES:	A1
9820-141842-01	1:1000 - A1 1:2000 - A3	

DRAWING NO:
141842-9052

REV
5

CONTINUED ON DRG 141842-9053



GULLY AND ESPLANADE RESERVE VEGETATION STRATEGY

- Existing vegetation along the river bank corridor is to be retained and supplemented with further buffer and amenity planting within the proposed esplanade reserve.
- Gully and Esplanade Reserve are to be densely planted with native species in best practice with Hamilton City gully and revegetation practices.
- The gully sides will be planted to ensure the interior of the gully is protected from light spill to protect and enhance the dark corridor along the gully. In reserve areas where there is no conflict between protecting the dark corridor of the southern gully and amenity considerations such as areas away from roads, lighting, and the urban environment lower species of planting can be utilised toward the upper banks of the gully allowing for views. Minor valleys within the gully are to be planted with a species mix that includes tree fern species and nikau palm to emphasise the landform, provide texture and variation to the gullies and respond to the ground conditions.
- Areas of existing stream within the Esplanade Reserve and Gully are to be planted with riparian planting 10m either side.
- Areas of flat to gently rolling grass terraces have been retained for recreation uses and views into the Esplanade Reserve. These are located adjacent to the roads, or, in the case of the terrace in the gully a naturalised grass meadow is proposed to provide a respite area and play space along the recreation trail.
- Native planting is typically used within the reserves adjacent to the gully and river corridor to complement the gully and reserve planting strategy.
- For Indicative plant species refer to Boffa Miskell A17134_064-066-065a
- The streetscape planting strategy builds off these principles and seeks to connect with the amenity in the river and gully through the development to Peacocks Road. Refer Boffa Miskell A17134_201.

KEY

- Indicative Site Boundary
- Reserves
- Amenity and Buffer Planting
- Flat to Gently Rolling Areas of Grass Usable Space
- Gully Slope Planting
- Gully minor valley tree fern & Nikau planting
- Riparian Planting (20m Corridor)
- Naturalised Meadow
- Shelterbelt / Specimen Tree Planting
- Stormwater Infrastructure Planting
- Existing River and Gully Vegetation
- Bat Crossing Planting (same species mix as gully slope)

0 300m
1:10,000 @ A3



AMBERFIELD
PEACOCKE STRUCTURE PLAN

Gully and Esplanade Reserve Vegetation Strategy

DRAWING NUMBER A17134_054

Date: 24 February 2021

Revision: N

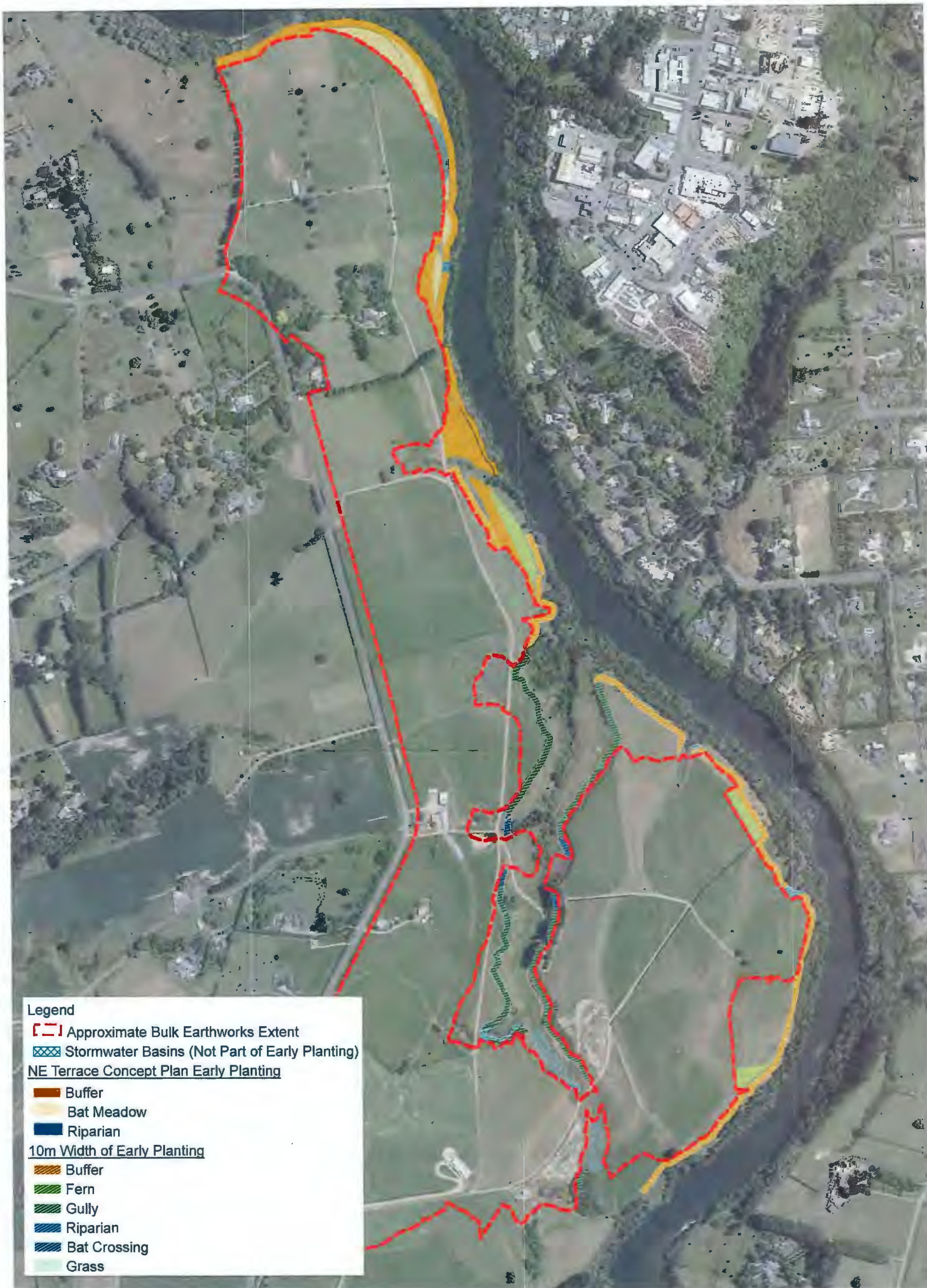
Plan prepared for Weston Lea Ltd
by Boffa Miskell Limited

Project Manager: Rachel deLambert

@boffamiskell.co.nz

Drawn: BCI | Checked: JPo

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Legend

- Approximate Bulk Earthworks Extent
- Stormwater Basins (Not Part of Early Planting)

NE Terrace Concept Plan Early Planting

- Buffer
- Bat Meadow
- Riparian

10m Width of Early Planting

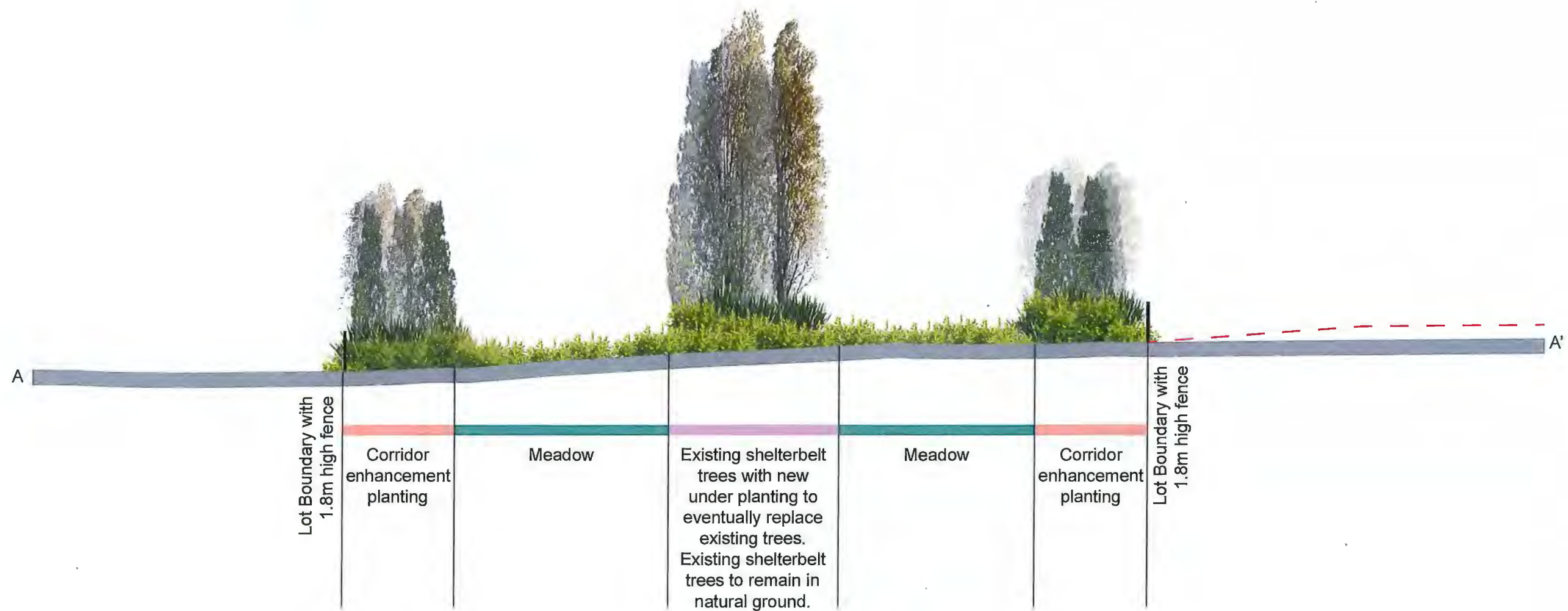
- Buffer
- Fern
- Gully
- Riparian
- Bat Crossing
- Grass





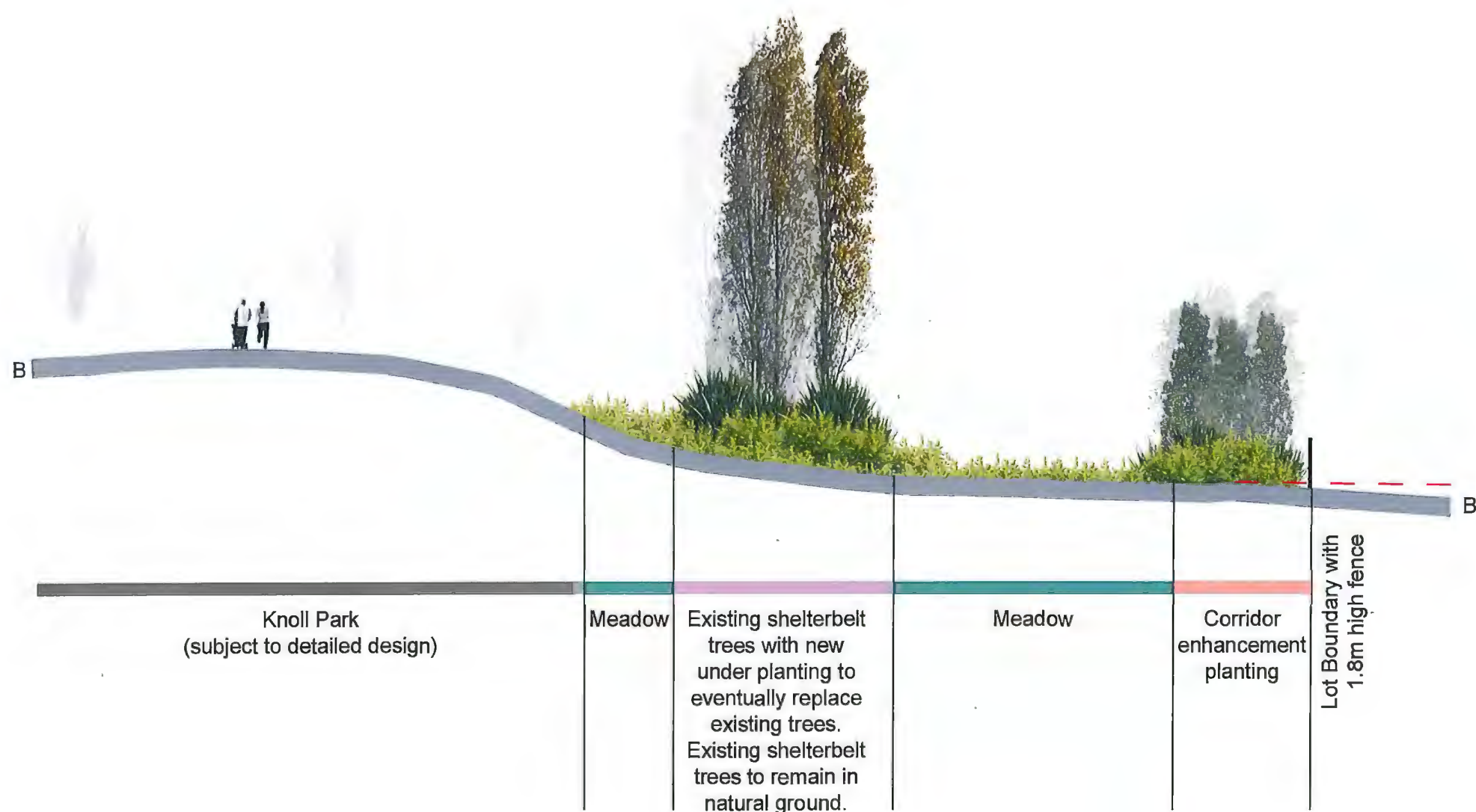


Location Plan



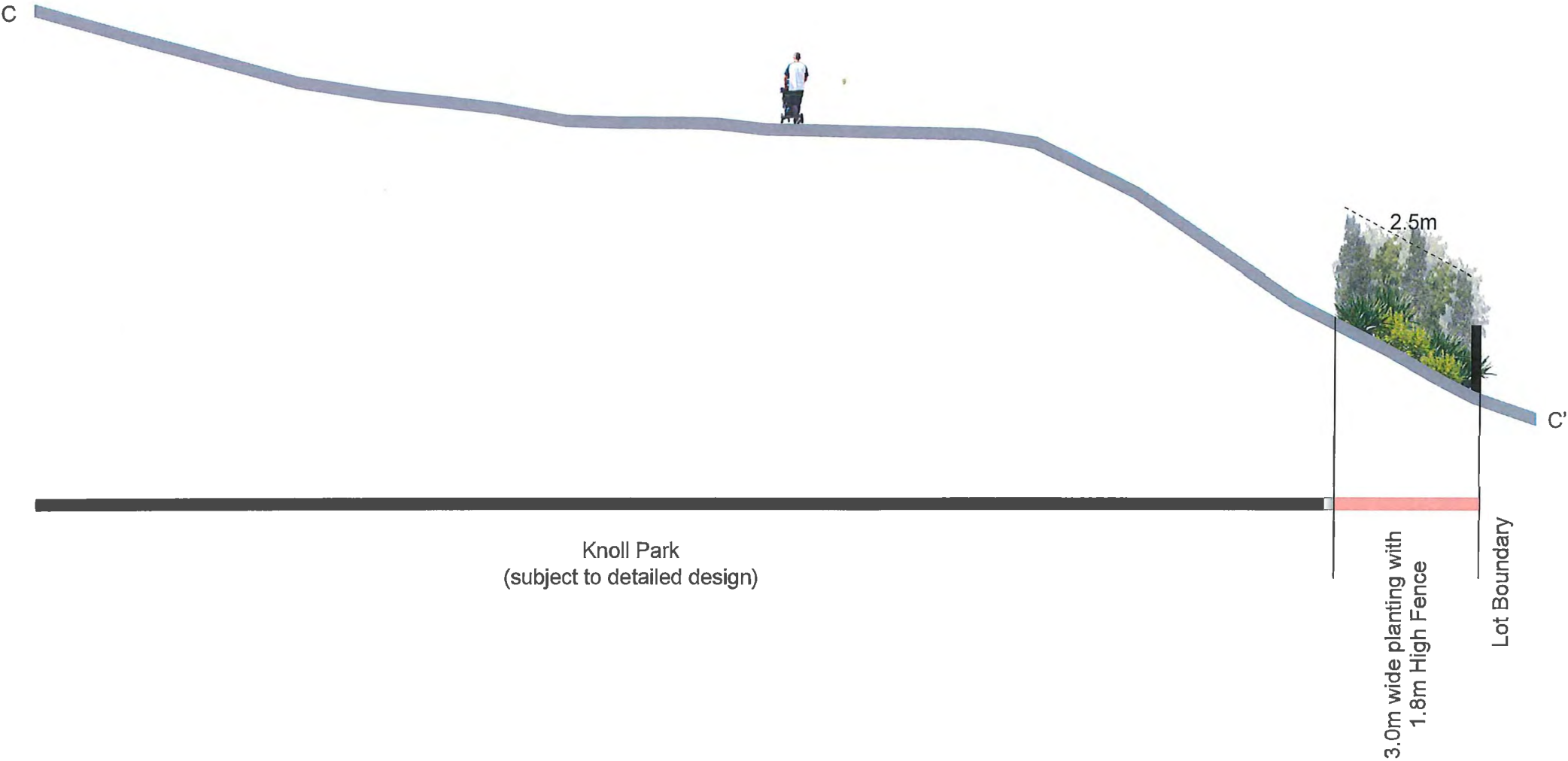


Location Plan

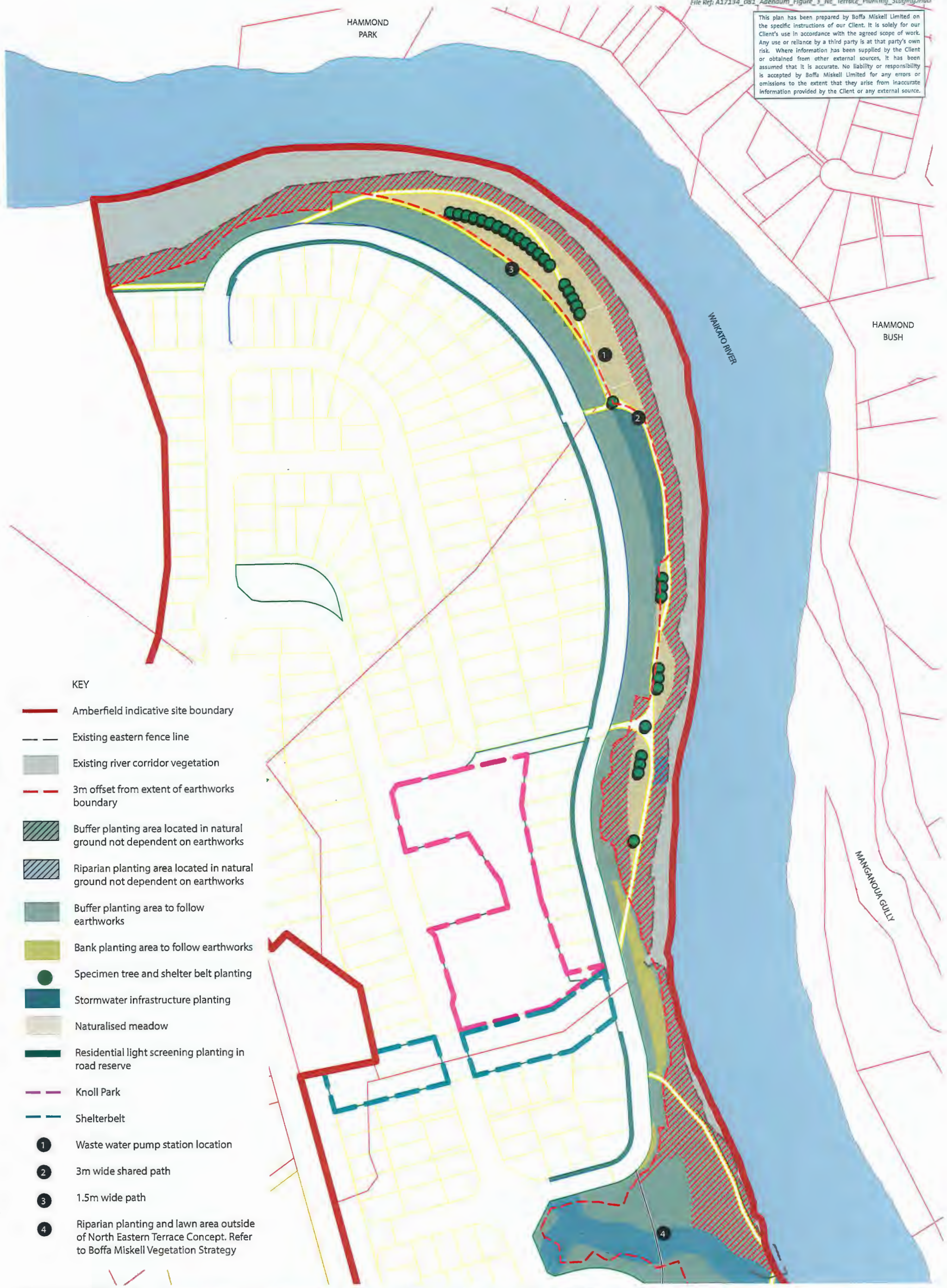




Location Plan

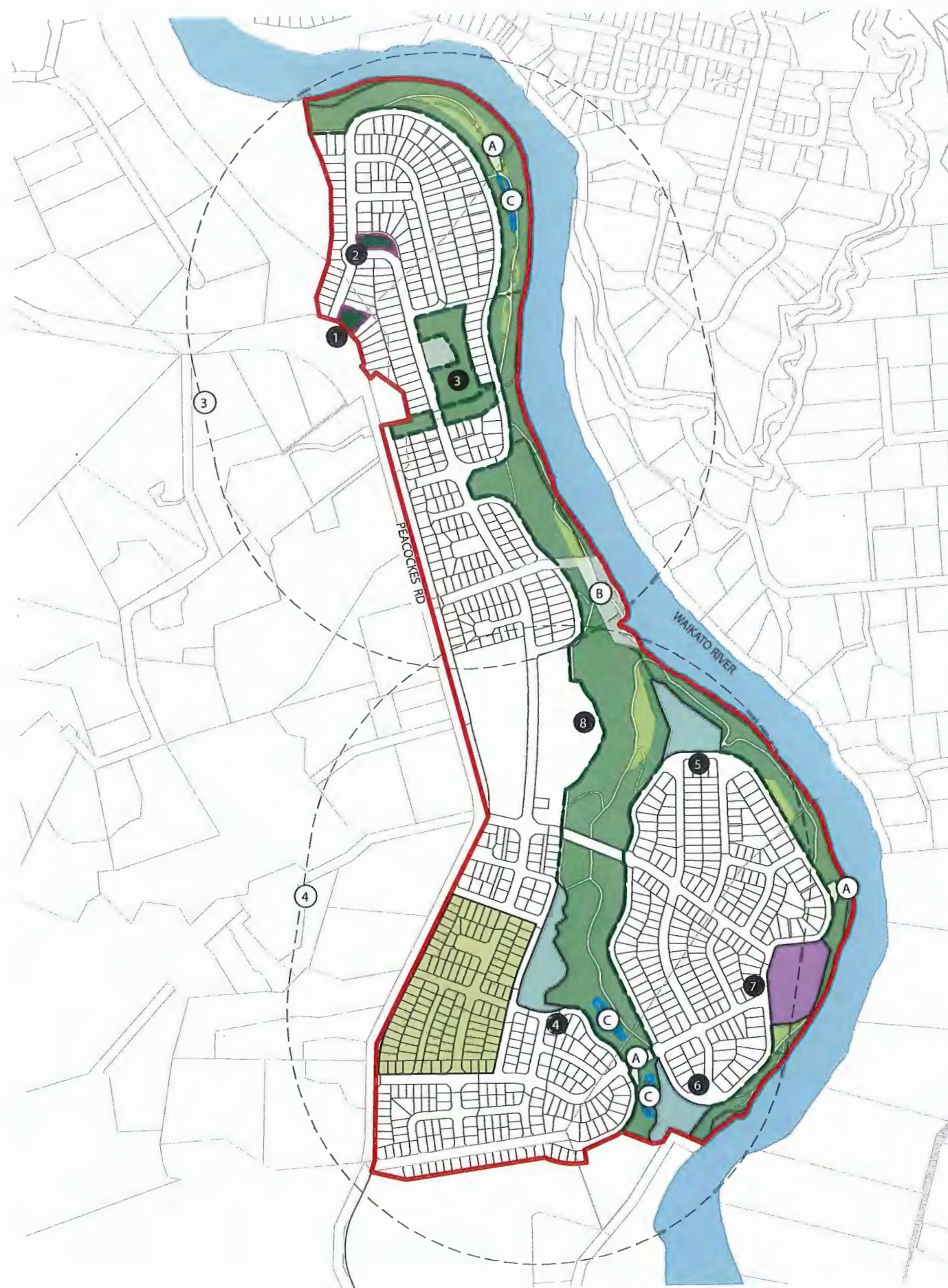


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KEY

- Amberfield indicative site boundary
- - - Existing eastern fence line
- Existing river corridor vegetation
- - - 3m offset from extent of earthworks boundary
- Buffer planting area located in natural ground not dependent on earthworks
- Riparian planting area located in natural ground not dependent on earthworks
- Buffer planting area to follow earthworks
- Bank planting area to follow earthworks
- Specimen tree and shelter belt planting
- Stormwater infrastructure planting
- Naturalised meadow
- Residential light screening planting in road reserve
- Knoll Park
- Shelterbelt
- 1 Waste water pump station location
- 2 3m wide shared path
- 3 1.5m wide path
- 4 Riparian planting and lawn area outside of North Eastern Terrace Concept. Refer to Boffa Miskell Vegetation Strategy



- KEY**
- Indicative Site Boundary
 - Local Purpose Ecological / Esplanade Reserves
 - Local Purpose Amenity Reserves
 - Recreation Reserve
 - Land to be Retained by Weston Lea Ltd for Show Room / Cafe Function
 - Historic Reserve
 - Areas of Proposed Gully and Esplanade Planting and Existing Vegetation to be retained
 - Flat to Gently Rolling Areas of Usable Grass Space
 - Potential 7Ha Active Recreation Sports Fields (Not part of subdivision consent application)
 - 500m walking catchment to Neighbourhood Park
 - 8 Provision for future open space in neighbourhood centre
 - A Utility Lots
 - B Existing Road Reserve
 - C Stormwater Reserves

0 300m
1:10,000 @ A3



**AMBERFIELD
PEACOCKE STRUCTURE PLAN**
Proposed Open Space
Amberfield

DRAWING NUMBER A17134_051

Date: 13 April 2021
Revision: P

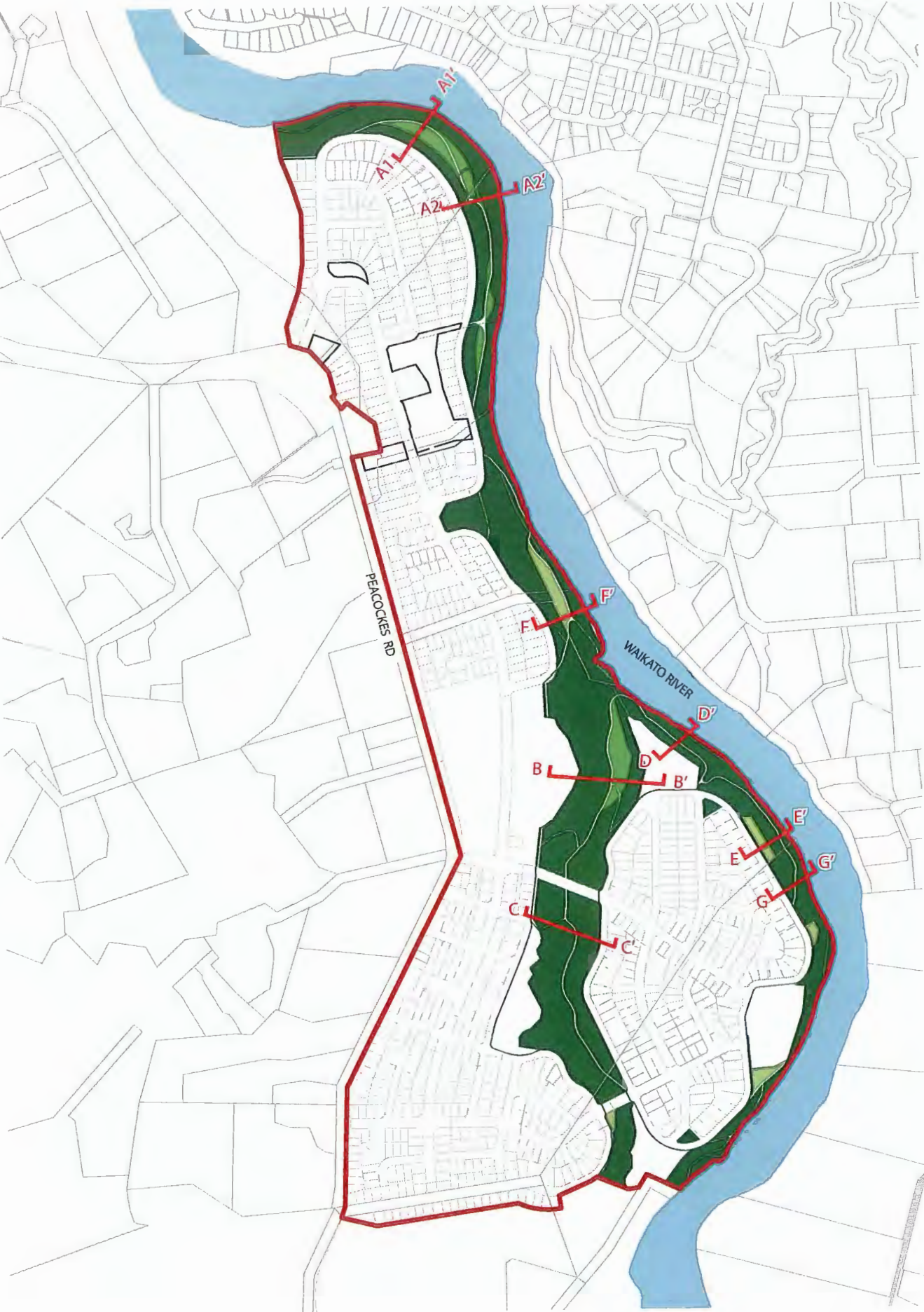
Plan prepared for Weston Lea Ltd
by Boffa Miskell Limited
Project Manager: Rachel deLambert
@boffamiskell.co.nz
Drawn: BCI | Checked: RDe

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Boffa Miskell

www.boffamiskell.co.nz

NOTE: To be read in conjunction with "A17134_052_Open_Space_Areas_and_Clasification_Chart". Numbers relate to spreadsheet on A17134_052



CROSS SECTION LOCATION PLAN

- Section A1 - A1' / A2 - A2'
Refer Boffa Miskell Sheet A17134_061
- Section B - B'
Refer Boffa Miskell Sheet A17134_093a
- Section C - C'
Refer Boffa Miskell Sheet A17134_093b
- Section D - D'
Refer Boffa Miskell Sheet A17134_094a
- Section E - E'
Refer Boffa Miskell Sheet A17134_094b
- Section F - F'
Refer Boffa Miskell Sheet A17134_94c
- Section G - G'
Refer Boffa Miskell Sheet A17134_94d

CROSS SECTION LOCATIONS

- Indicative Site Boundary
- ▭ Reserves
- ▭ Areas of Usable Grass Space
- ▭ Gully and Esplanade Planting



AMBERFIELD
PEACOCKE STRUCTURE PLAN

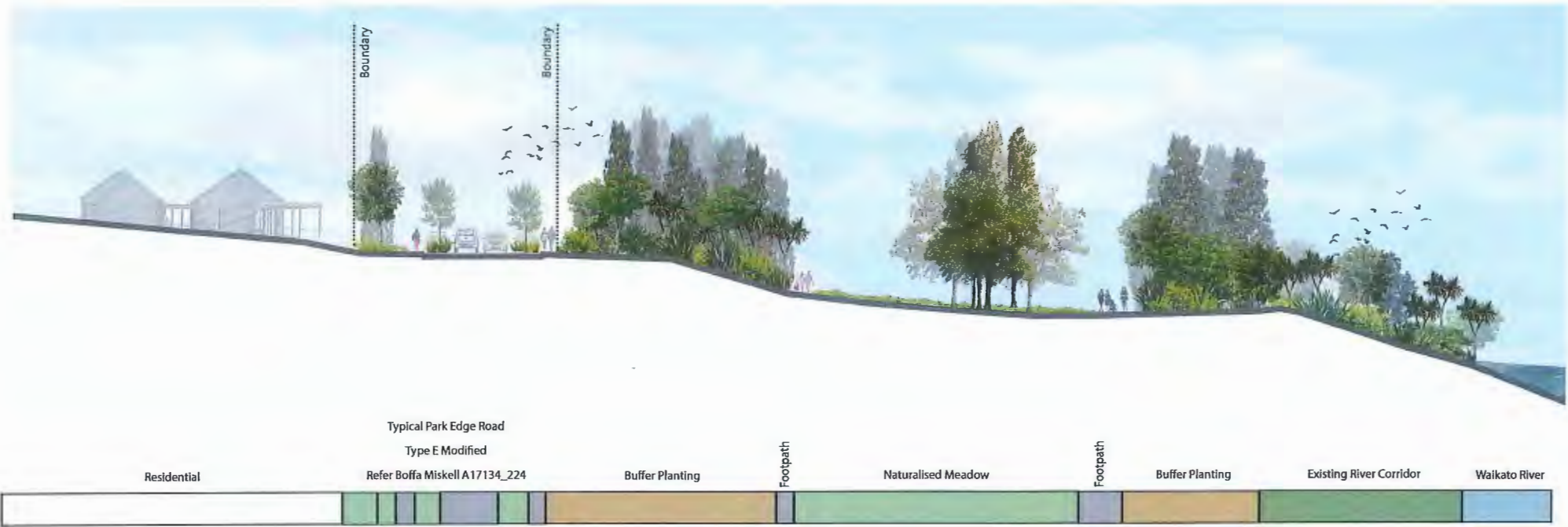
Cross Section
Location Plan

DRAWING NUMBER A17134_060

Date: 24 February 2021
Revision: F

Plan prepared for Weston Lea Ltd
by Boffa Miskell Limited
Project Manager: Rachel.deLambert
@boffamiskell.co.nz
Drawn: BFo | Checked: JPo

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Section A1 - A1'
1:500 @ A3



Section A2 - A2'
1:500 @ A3

AMBERFIELD
PEACOCKE STRUCTURE PLAN

Cross Sections

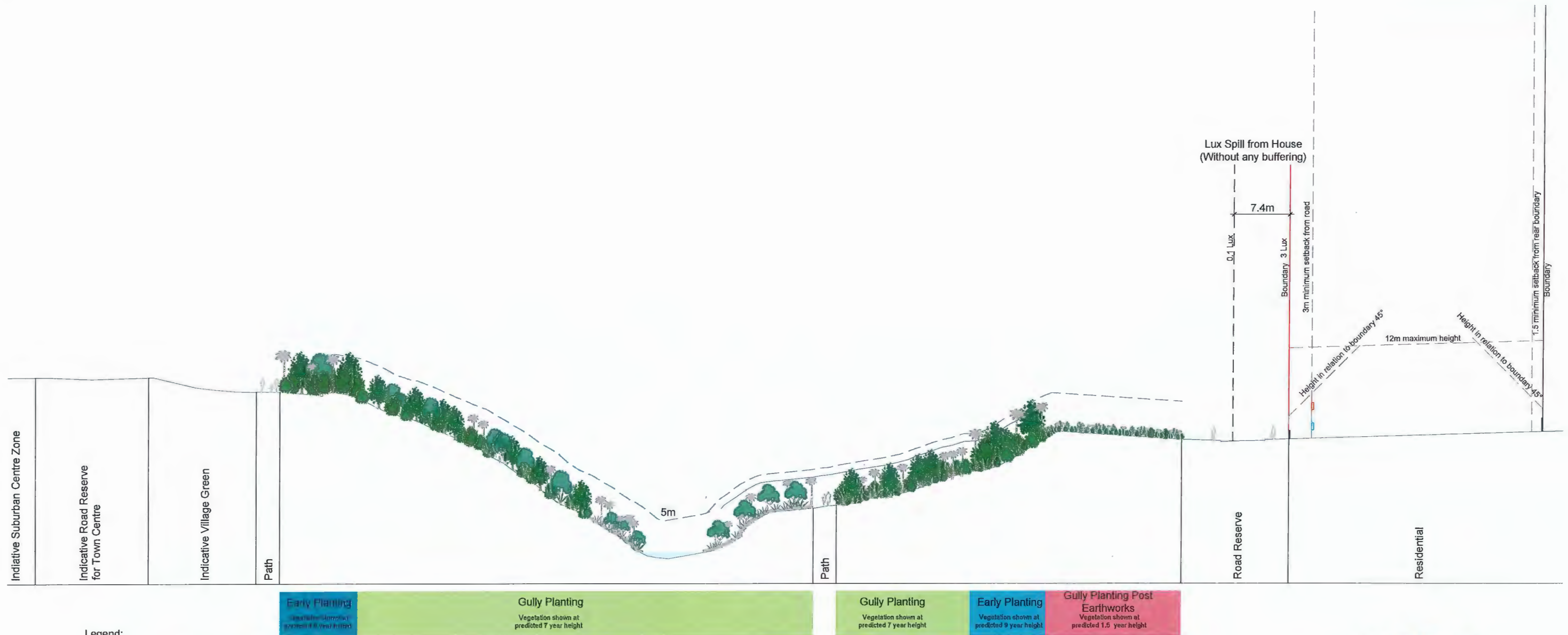
DRAWING NUMBER A17134_061

Date: 23 July 2020
Revision: D

Plan prepared for Weston Lea Ltd
by Boffa Miskell Limited
Project Manager: Rachel deLambert
@boffamiskell.co.nz

Drawn: BFo | Checked: JPo

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Legend:

- First storey maximum forward position of building face and window location
- Second storey maximum forward position of building face and window location
- First Storey window
- Second Storey Window

Note:

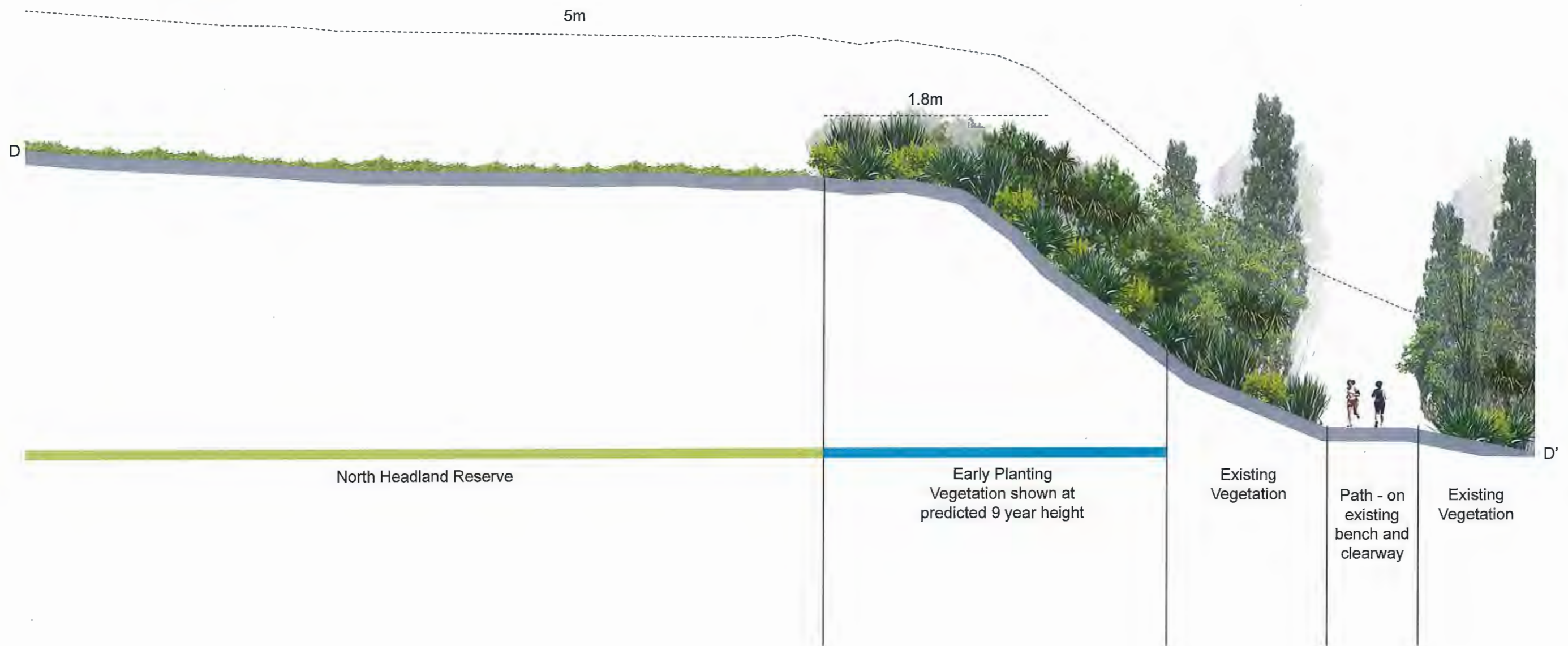
1. Cross section indicatively shows predicted vegetation heights at time of house occupation based on consented staging plan
2. Minimum floor to floor height: 2.7m, this is 2.4m ceiling height plus 0.3 construction.
3. Top of window 2m above upper floor level with sloping roof fitting within recession plane.
4. Windows shown at 1.1m above floor level and 0.9m in height
5. Lux spill from house measuring 3 Lux at boundary



Location Plan



Location Plan





Location Plan



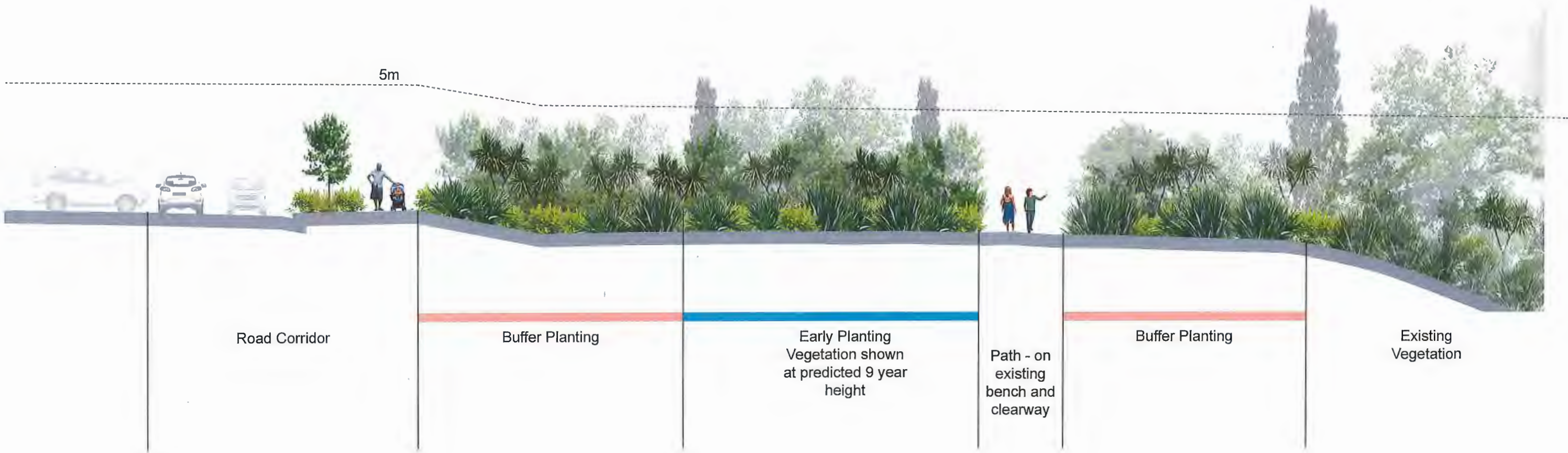


Location Plan





Location Plan

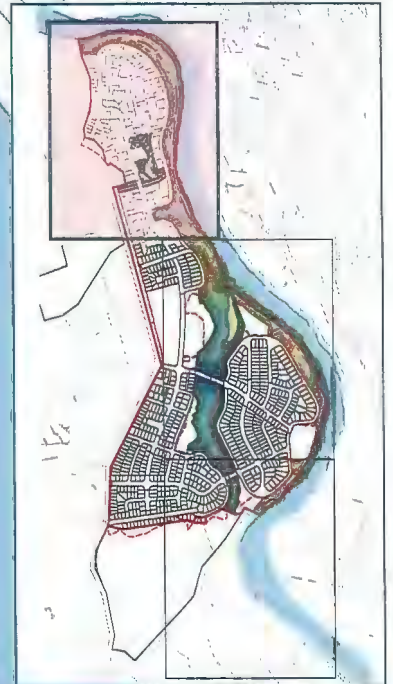


Annexure A: Draft Species List

Planting lists for riverside and gully plantings and river side and gully side reserves.					2 = Plant in sheltered areas or among existing plants (2-3 years post planting) require protection from frost/shelter.				
			Planting stages	1 = Plant in the open years.					
River Buffer, Riparian, Bank, and Gully Planting									
Botanical Name	Common Name	Zone	Planting stage	Notes	Buffer planting	Riparian planting	Gully Slope	Gully floor	Nikau & Fern minor gullies
<i>Aristotelia serrata</i>	wineberry	Canopy (fast grower)	1	Fast growing height	✓	✓	✓		
<i>Hoheria sexstylosa</i>	lacebark	Canopy (fast grower)	1	Fast growing height	✓		✓		
<i>Pittosporum eugenoides</i>	lemonwood	Canopy (fast grower)	1	Fast growing height	✓	✓	✓		
<i>Plagianthus regius</i>	ribbonwood	Canopy (fast grower)	1	Fast growing height	✓	✓	✓		
<i>Beilschmiedia tawa</i>	tawa	Canopy	3		✓		✓		
<i>Carpodetus serratus</i>	marble leaf	Canopy	2		✓		✓	✓	
<i>Dacrycarpus dacrydioides</i>	kahikatea	Canopy	1		✓	✓	✓	✓	
<i>Dacrydium cupressinum</i>	Rimu	Canopy	1		✓		✓		
<i>Knightia excelsa</i>	rewarewa	Canopy	2	Prefers shelter when young	✓		✓		
<i>Laurelia novae-zelandiae</i>	pukatea	Canopy	3		✓		✓	✓	
<i>Melicytus ramiflorus</i>	mahoe	Canopy	1		✓	✓	✓		
<i>Myrsine australis</i>	mapou	Canopy	2		✓	✓	✓		
<i>Phyllocladus trichomanoides</i>	tanekaha	Canopy	2		✓		✓		
<i>Pittosporum tenuifolium</i>	kohuhu	Canopy	1		✓	✓	✓		
<i>Podocarpus totara</i>	totara	Canopy	1		✓		✓		
<i>Prumnopitys taxifolia</i>	matai	Canopy	2		✓		✓		
<i>Pseudopanax crassifolius</i>	lancewood	Canopy	1		✓		✓		✓
				Species naturally occurring in area. However S. chathamica was planted by maori and depending on context could be appropriate.					
<i>Sophora microphylla</i>	kowhai	Canopy	1		✓	✓	✓		
<i>Syzygium maire</i>	swamp maire	Canopy	2					✓	
<i>Weinmannia racemosa</i>	kamahi	Canopy	2		✓		✓		✓
<i>Alectryon excelsus</i>	titoki	Canopy	2		✓		✓		
<i>Cordyline australis</i>	cabbage tree	Canopy	1		✓	✓	✓	✓	
<i>Hedycarya arborea</i>	pigeonwood	Canopy	2		✓		✓		
<i>Coprosma robusta</i>	karamu	Sub-Canopy	1		✓	✓	✓		
<i>Fuchsia excorticata</i>	tree fuchsia	Sub-Canopy	2	Drought intolerant - moist slopes only			✓	✓	✓
<i>Kunzea robusta</i>	kānuka	Sub-Canopy	1		✓		✓		
<i>Leucopogon fasciculatus</i>	tail mingimingi	Sub-Canopy	1		✓	✓	✓		
<i>Pseudopanax arboreus</i>	five-finger	Sub-Canopy	2		✓		✓		
<i>Schefflera digitata</i>	pate	Sub-Canopy	3					✓	
<i>Veronica stricta</i> var. <i>stricta</i>	koromiko	Sub-Canopy	1		✓	✓	✓	✓	
<i>Astelia fragrans</i>	kakaha	Understorey	3		✓		✓		
<i>Astelia grandis</i>	swamp Astelia	Understorey	2					✓	✓
<i>Austroderia fulvida</i>	toetoe	Understorey	1		✓	✓	✓		
<i>Brachyglottis repanda</i>	rangiora	Understorey	2				✓		✓
<i>Carex geminata</i>	rautahi	Understorey	1			✓	✓	✓	
<i>Carex secta</i>	purei	Understorey	1			✓		✓	
<i>Carex solandri</i>	forest sedge	Understorey	3				✓		✓
<i>Carex virgata</i>	swamp sedge	Understorey	1			✓		✓	
<i>Coprosma propinqua</i>	mingimingi	Understorey	1		✓	✓	✓	✓	✓
<i>Coprosma rhamnoides</i>	twiggy coprosma	Understorey	1		✓		✓		✓
<i>Coprosma rigida</i>	mikimiki	Understorey	1		✓		✓		✓
<i>Coprosma tenuicaulis</i>	swamp coprosma	Understorey	1					✓	
<i>Dianella nigra</i>	turutu	Understorey	1	Amenity areas/not needing to compete with grass		✓	✓		
<i>Geniostoma ligustrifolium</i> var. <i>ligustrifolium</i>	hangehange	Understorey	2		✓		✓		✓
<i>Machaerina sinclairii</i>	mapere	Understorey	1		✓	✓	✓	✓	✓
<i>Melicytus micranthus</i>	swamp mahoe	Understorey	2					✓	
<i>Phormium cookianum</i> subsp. <i>hookeri</i>	wharariki	Understorey	1		✓	✓	✓		
<i>Phormium tenax</i>	harakeke	Understorey	1		✓	✓	✓	✓	
<i>Cyathea cunninghamii</i>	gully tree fern	Fern & Nikau	1				✓		✓
<i>Cyathea dealbata</i>	silver fern	Fern & Nikau	1				✓	✓	✓
<i>Cyathea medullaris</i>	mamaku	Fern & Nikau	1				✓		✓
<i>Dicksonia fibrosa</i>	wheki-ponga	Fern & Nikau	1				✓		✓
<i>Dicksonia squarrosa</i>	wheki	Fern & Nikau	1			✓	✓		✓
<i>Doodia australis</i>	rasp fern	Fern & Nikau	1	Will likely colonise naturally - already present in riparian vegetation.			✓	✓	✓

Planting lists for riverside and gully plantings and river side and gully side reserves.			Planting stages	1 = Plant in the open years.	2 = Plant in sheltered areas or among existing plants (2-3 years post planting) require protection from frost/shelter.		3 = Enrichment planted post canopy closure or within existing vegetation.		
River Buffer, Riparian, Bank, and Gully Planting									
Botanical Name	Common Name	Zone	Planting stage	Notes	Buffer planting	Riparian planting	Gully Slope	Gully floor	Nikau & Fern minor gullies
<i>Lomaria discolor</i>	crown fern	Fern & Nikau	1						✓
<i>Parablechnum novae-zelandiae</i>	kiokio	Fern & Nikau	1			✓	✓		✓
<i>Rhopalostylis sapida</i>	nikau Palm	Fern & Nikau	1				✓		✓
Stormwater Infrastructure Planting									
Botanical Name	Common Name								
<i>Cyperus ustulatus</i>	giant umbrella sedge	stormwater	1						
<i>Eleocharis acuta</i>	sharp spike sedge	stormwater	1						
<i>Juncus edgariae</i>	wiwi	stormwater	1						
<i>Juncus pallidus</i>	giant rush wiwi	stormwater	1						
<i>Machaerina rubiginosa</i>	orange nut sedge	stormwater	1						
<i>Austroderia fulvida</i>	toetoe	stormwater	1						
<i>Carex virgata</i>	pukio / swamp sedge	stormwater	1						
<i>Coprosma propinqua</i>	mingimingi	stormwater	1						
<i>Leptospermum scoparium</i>	manuka	stormwater	1						
<i>Machaerina sinclairii</i>	mapere	stormwater	1						
<i>Phormium tenax</i>	harakeke	stormwater	1						
Shelterbelt Type Planting									
Botanical Name	Common Name								
<i>Hoheria sexstylosa</i>	lacebark	Canopy (fast grower)	1	Fast growing height					
<i>Plagianthus regius</i>	ribbonwood	Canopy (fast grower)	1	Fast growing height					
				Prefers shelter when young - can be planted under existing					
<i>Knightia excelsa</i>	rewarewa	Canopy	2	shelter belts					
<i>Pittosporum eugenoides</i>	lemonwood	Canopy	1	Fast growing height					
<i>Pittosporum tenuifolium</i>	kohuhu	Canopy	1						
Additional native amenity plants found naturally in the Hamilton Ecological district									
Botanical Name	Common Name	Notes							
<i>Lobelia angulata</i>	Panakenake								
<i>Gahnia xanthocarpa</i>	Gahnia	Potentially hard to source and grow							
<i>Asplenium bulbiferum</i>	hen and chicken fern	Almost all nursery stock is <i>Asplenium</i> x <i>lucrosum</i> . A hybrid of <i>A. bulbiferum</i> and <i>A. dimorphum</i> (Norfolk Island). Do not plant this hybrid - ensure with supplier source and species and check before planting.							
<i>Pellaea rotundifolia</i>	button fern	Shady moist free draining soil							
<i>Olearia rani</i>	heketara								
<i>Asplenium oblongifolium</i>	shining spleenwort								
<i>Acaena novae-zelandiae</i>	red bidibid								
<i>Melicope simplex</i>	poataniwha								

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LOCATION PLAN

NOTES

1. Temporary artificial screen fencing to be established in the same locations as the Roadside Buffer Planting if/until such time as the Buffer Planting has reached the minimum height stipulated for each zone and 80% canopy cover in the vertical plane for each subdivision stage.
2. Temporary artificial screen fencing design to be in accordance with Bat Protection Plan.
3. Detailed planting plans shall identify locations where intermittent gaps are to be provided in the Roadside Buffer Planting and temporary artificial screen fencing for pedestrian and maintenance access.

CROSS SECTION LOCATIONS

- Section A1 - A1' / A2 - A2'

Refer Boffa Miskell Sheet A17134_061

KEY

- Indicative Site Boundary
- Reserves
- Amenity and Buffer Planting
- Flat to Gently Rolling Areas of Grass Usable Space
- Gully Slope Planting
- Gully minor valley tree fern & Nikau planting
- Riparian Planting (20m Corridor)
- Naturalised Meadow
- Shelterbelt / Specimen Tree Planting
- Stormwater Infrastructure Planting
- Existing River and Gully Vegetation
- Bat Crossing Planting (same species mix as gully slope)
- Extent of Earthworks
- Road Side Buffer Planting > 1.4m High. Temporary screening 1.4m. Vegetation height performance standard for removal of temporary screening = 1.4m.
- Road Side Buffer Planting > 1.8m High. Temporary screening 1.8m. Vegetation height performance standard for removal of temporary screening = 1.8m.
- Road Side Buffer Planting 1.4m High (3.0m Wide) Temporary screening 1.4m. Vegetation height performance standard for removal of temporary screening = 1.4m.
- Road Side Buffer Planting 1.8m High (3.0m Wide) Temporary screening 1.8m. Vegetation height performance standard for removal of temporary screening = 1.8m.
- Road Side Buffer Planting 1.4m High (5.0m Wide) . Temporary screening 1.4m. Vegetation height performance standard for removal of temporary screening = 1.4m.
- 1.4m High Permanent Solid Barrier

Boffa Miskell



www.boffamiskell.co.nz



Data Sources:

Projection:

0 75m
1:2,500 @ A3

AMBERFIELD, PEACOCKE STRUCTURE PLAN Vegetation Strategy - Buffer Planting

DRAWING NUMBER A17134_054A

| Date: 29 June 2021 | Revision: B |

Plan prepared for Weston Lea Limited by Boffa Miskell Limited

Project Manager: Rachel.deLambert@boffamiskell.co.nz | Drawn: SWH | Checked: ABI

01 of 03

NOTES

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CROSS SECTION LOCATIONS

- Section B - B'
- Refer Boffa Miskell Sheet A17134_093a
- Section C - C'
- Refer Boffa Miskell Sheet A17134_093b
- Section D - D'
- Refer Boffa Miskell Sheet A17134_094a
- Section E - E'
- Refer Boffa Miskell Sheet A17134_094b
- Section F - F'
- Refer Boffa Miskell Sheet A17134_94c
- Section G - G'
- Refer Boffa Miskell Sheet A17134_94d

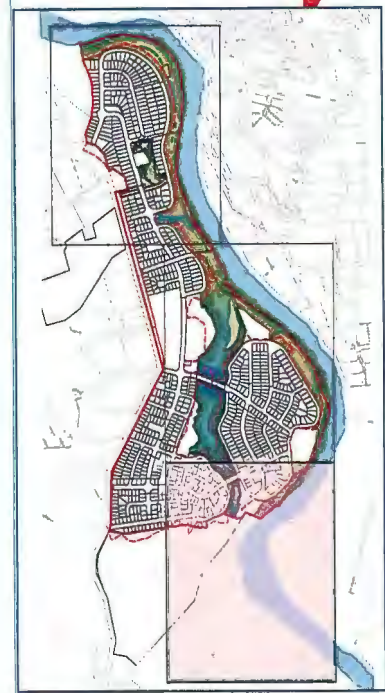
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LOCATION PLAN

KEY

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- - - Extent of Earthworks
- ||||| Road Side Buffer Planting > 1.4m High.
Temporary screening 1.4m. Vegetation height performance standard for removal of temporary screening = 1.4m.
- ||||| Road Side Buffer Planting > 1.8m High.
Temporary screening 1.8m. Vegetation height performance standard for removal of temporary screening = 1.8m.
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Temporary screening 1.4m. Vegetation height performance standard for removal of temporary screening = 1.4m.
- 1.4m High Permanent Solid Barrier



LOCATION PLAN

KEY

- Indicative Site Boundary
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Temporary screening 1.4m. Vegetation height performance standard for removal of temporary screening = 1.4m.
- 1.4m High Permanent Solid Barrier

NOTES

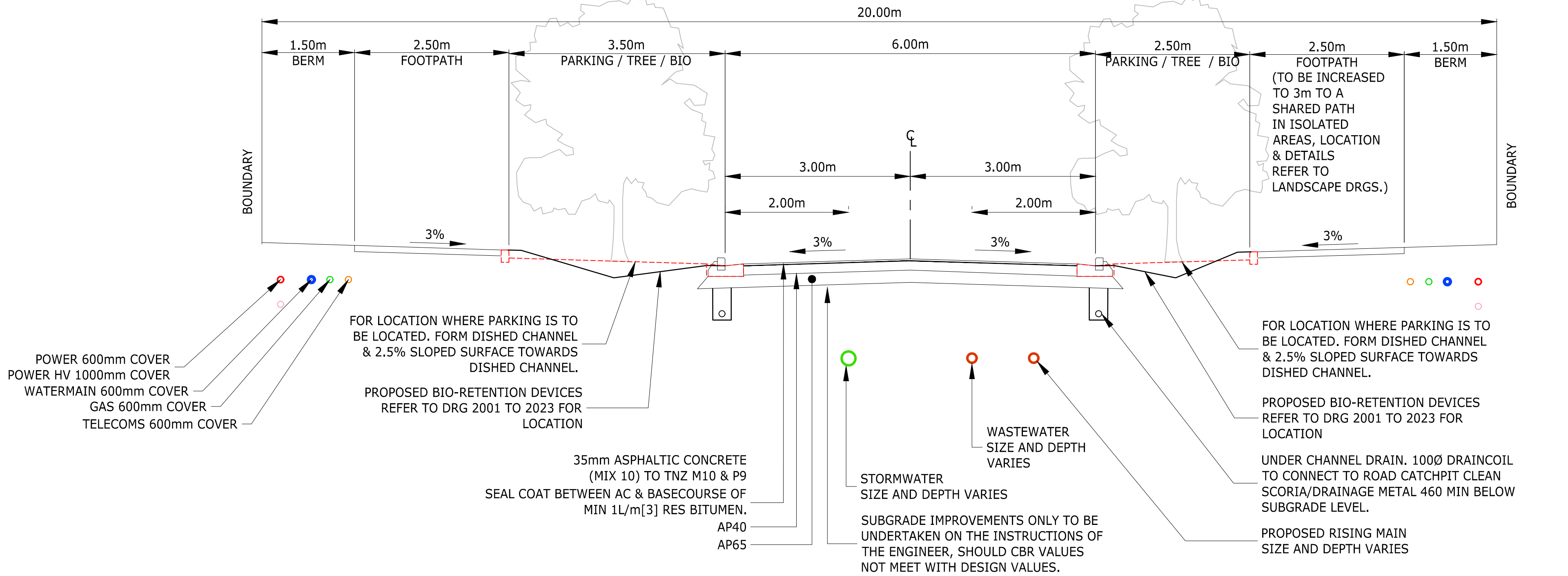
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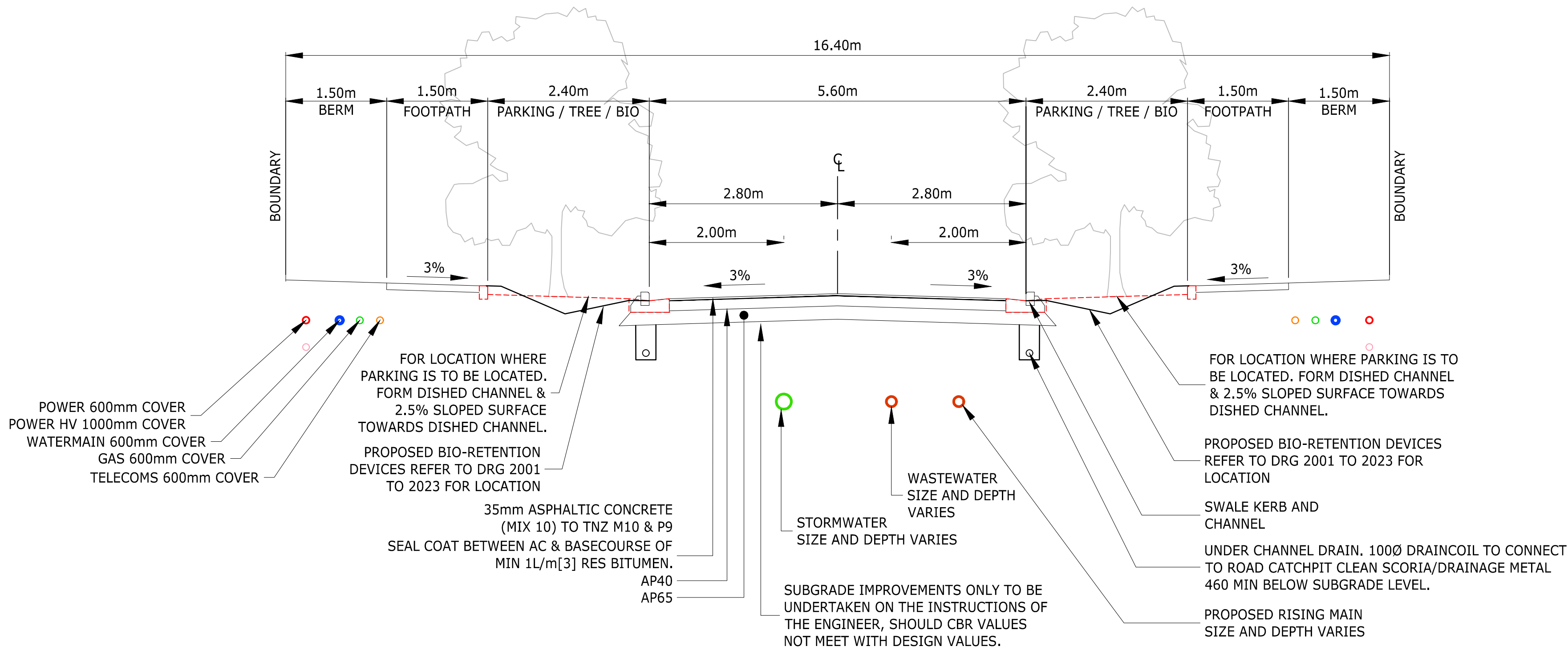
NOTES

- FOR LANDSCAPING DETAILS AND LOCATION REFER TO BOFFA MISKELL DRAWINGS.
- FOR RISING MAIN LOCATION AND DETAILS REFER TO DRG WWS01 TO WWS14.



TYPICAL LOCAL ROAD (TYPE B)

SCALE 1:50-A1 1:100-A3



TYPICAL LOW VOLUME LOCAL ROAD (PARKING BOTH SIDES TYPE D1)

SCALE 1:50-A1 1:100-A3

7	ISSUED FOR RESOURCE CONSENT	KRW	18.05.18
6	ISSUED FOR CONSENT	KRW	27.04.18
5	FOR CLIENT REVIEW	KRW	26.03.18
4	ISSUED FOR COUNCIL APPROVAL	KRW	05.03.18
3	REVISED WIDTHS FOR APPROVAL	KRW	16.02.18
2	ROAD OUTLINE ADDED	KRW	1.12.17
1	FOR INFORMATION	KRW	28.11.17
REF	REVISIONS	BY	DATE

PROJECT:

**WESTON LEA LTD
AMBERFIELD
PEACOCKE RD HAMILTON**

TITLE:

**TYPICAL ROAD CROSS SECTIONS
SHEET 1 OF 3**

ORIGINATOR:	DATE:	SIGNED:	PLOT BY:
SWK	13.03.18		MBT
DRAWN:	DATE:	SIGNED:	PLOT DATE:
AMM	25.01.18		19.02.21
CHECKED:	DATE:	SIGNED:	SURVEY BY:
KRW	13.03.18		
APPROVED:	DATE:	SIGNED:	SURVEY DATE:
STM	25.01.18		----

ISSUE STATUS:

FOR RESOURCE CONSENT

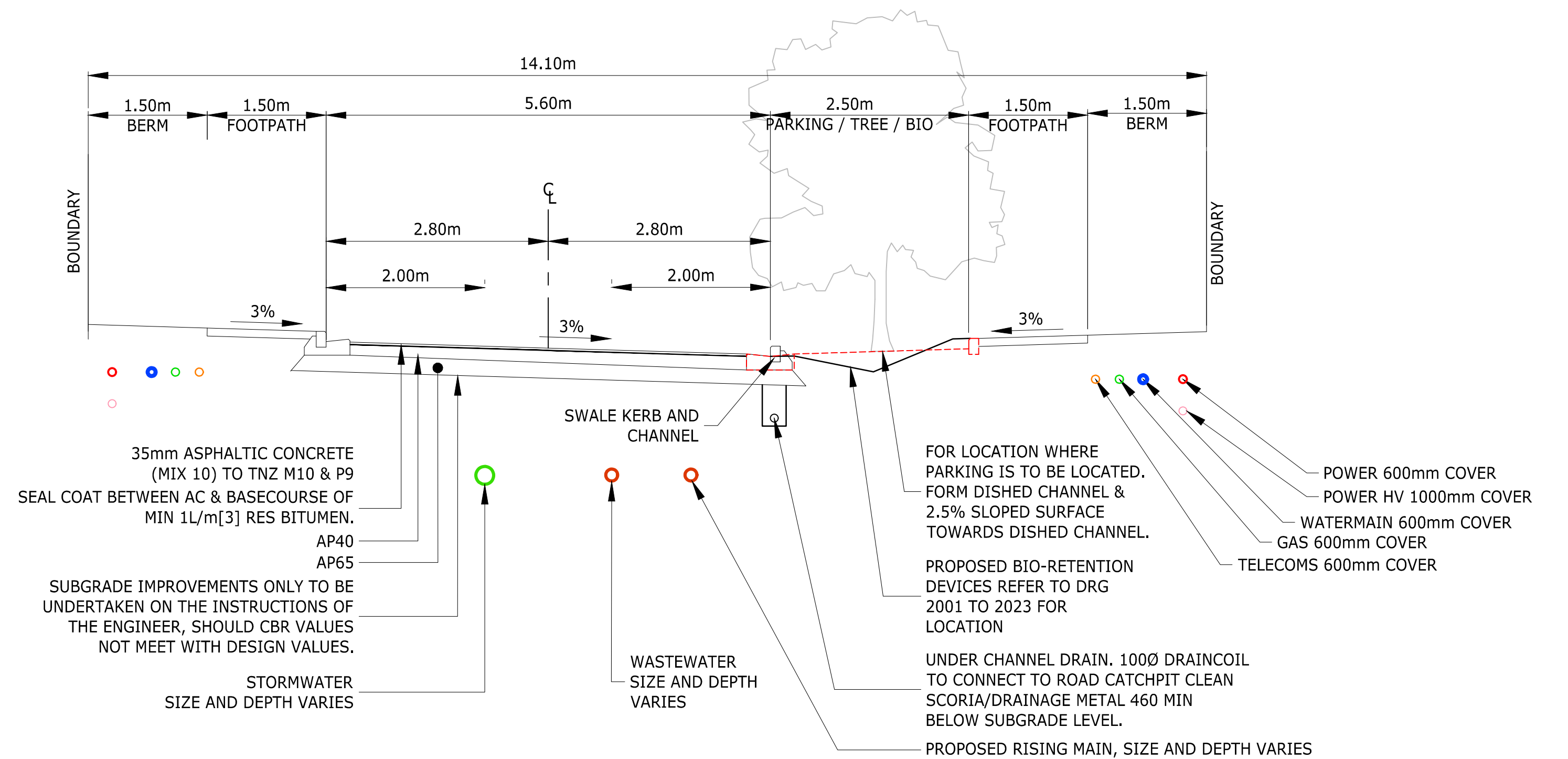
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DRAWING No:		REV

141842-1401

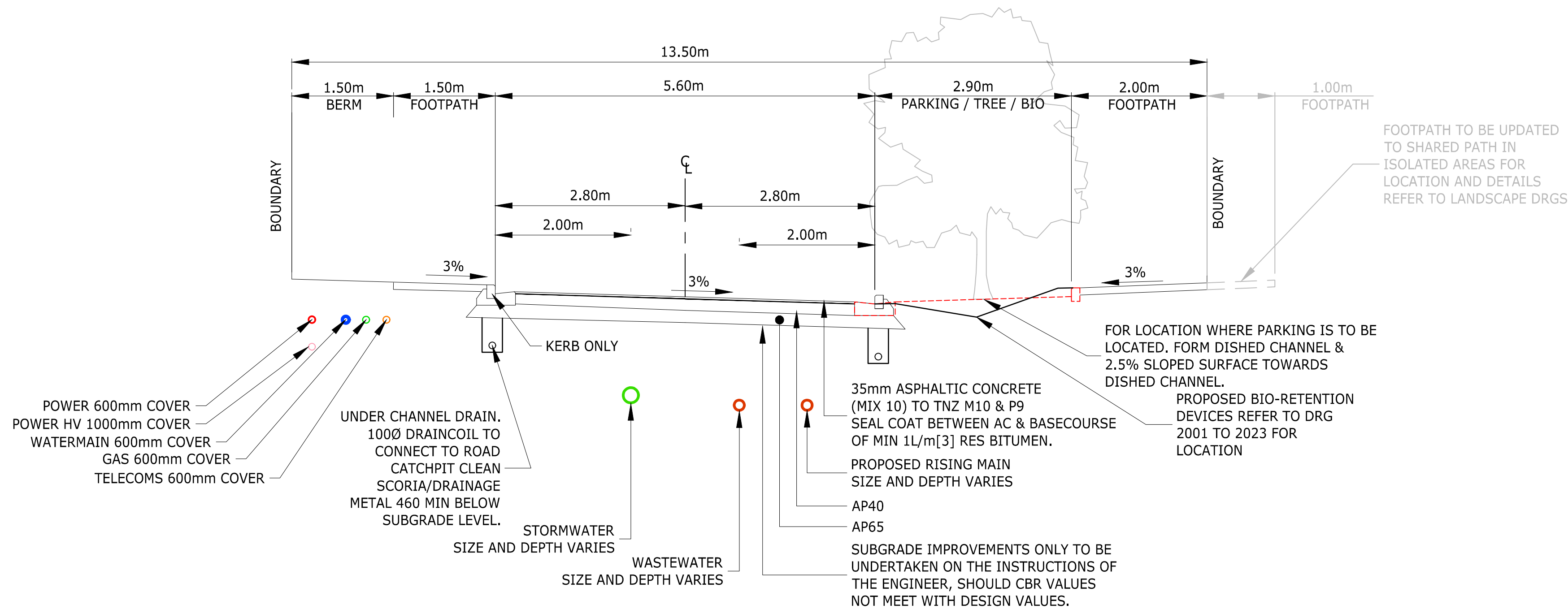
7

NOTES

1. REFER TO DRG 141842-1401 FOR STANDARD RD CROSS SECTION NOTES.



TYPICAL LOW VOLUME LOCAL ROAD SINGLE PARK LANE (TYPE D2)
SCALE 1:50-A1 1:100-A3



TYPICAL LOCAL PARK EDGE ROAD (TYPE E)
SCALE 1:50-A1 1:100-A3



AUCKLAND OFFICE
DILWORTH HOUSE 71 GREAT SOUTH ROAD
NEWMARKET AUCKLAND 1051
T +64 9 917 5000
W www.harrisingrierson.com

7	ISSUED FOR RESOURCE CONSENT	KRW	18.05.18
6	ISSUED FOR CONSENT	KRW	27.04.18
5	FOR CLIENT REVIEW	KRW	26.03.18
4	ISSUED FOR COUNCIL APPROVAL	KRW	05.03.18
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2	ROAD OUTLINE ADDED	KRW	1.12.17
1	FOR INFORMATION	KRW	28.11.17
REF	REVISIONS	BY	DATE

PROJECT:

WESTON LEA LTD
AMBERFIELD
PEACOCKE RD HAMILTON

TITLE:

TYPICAL ROAD CROSS SECTIONS
SHEET 2 OF 3

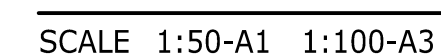
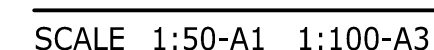
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DRAWN:	DATE:	SIGNED:	PLOT DATE:
AMM	25.01.18		19.02.21
CHECKED:	DATE:	SIGNED:	SURVEY BY:
KRW	13.03.18		
APPROVED:	DATE:	SIGNED:	SURVEY DATE:
STM	25.01.18		----

ISSUE STATUS:

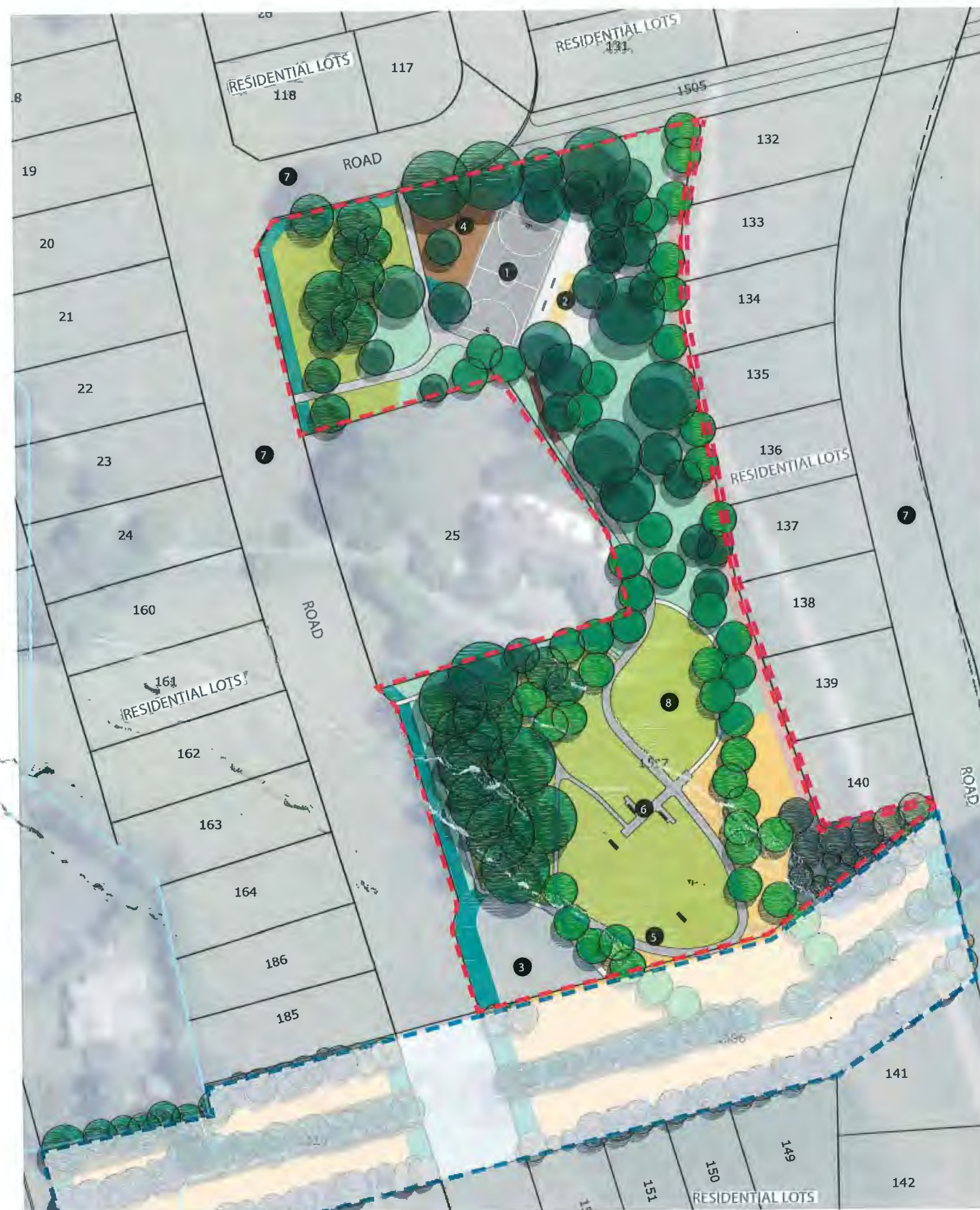
FOR RESOURCE CONSENT

PROJECT No:	SCALES:	A1
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DRAWING No:		REV
141842-1402		7

1. REFER TO DRG 141842-1401 FOR STANDARD RD
CROSS SECTION NOTES.



141842-1403	7
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KEY

- Reserve Boundary
Area 1.31Ha
- Shelterbelt
Refer to A17134_083
- Footpath
In-situ Concrete
Colour - 8% Black Oxide
Finish - Exposed agg
13mm greywacke chip
- Hoggin
GAP7 Compacted aggregate
Colour - TBC
- Lawn
Useable grass area
- Soft Fall
Woodchip play surface
300mm deep
- Boardwalk
Timber
- Amenity Garden Beds
Low planting native and exotic Comply
with CPTED principles
Low maintenance
- Shade Gardens
woodland leaf litter and mulch. No
specific groundcovers, but potential for
daffidols.
- Specimen Tree - Large
Exotic and deciduous
Note - cross denotes existing
- Specimen Tree - Medium
Exotic and deciduous
Note - cross denotes existing
- Bench Seats
Timber and steel
- Boundary fence planting
- 1.8m High boundary fence to Lots
- Meadow / Low planting
- Lower height buffer planting
- Corridor enhancement planting

- 1 Basketball Court
Existing tennis court converted into
basketball court
Concrete
- 2 Petanque
small chip suitable for petanque'
Timber edge
- 3 Playground 1 Hub
Playground for play elements,
refer materials page for suggested
elements
- 4 Playground 2 Hub
Includes gym equipment such
as pull up bars in the form of a
sculptural peice, or peices, to add to
the playground 2 hub.
- 5 Concrete Informal Steps
Concrete beams embedded in slope
2000mm(w) x 200(d), with 4No
4000mm wide
- 6 Concrete Steps with 'Pull out's'
2000mmx350x150 steps, with
5000mm pullouts including timber
seat tops
- 7 Road
Refer Road Heirarchy
A17134_200
- 8 Kick a Ball Space
Flat grass area for informal play

NOTES

For reference to streetscape design,
refer A17134_200 to A17134_243



LOCATION PLAN



AMBERFIELD
PEACOCKE STRUCTURE PLAN

Knoll Park Landscape Concept

DRAWING NUMBER A17134_130

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