

IN THE ENVIRONMENT COURT
AT AUCKLAND

I TE KŌTI TAIAO O AOTEAROA
KI TĀMAKI MAKĀURAU

Decision [2021] NZEnvC 149

IN THE MATTER OF	the Resource Management Act 1991 (the Act)
AND	of appeals under s 120 of the Act
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

Latest Case Event: Joint memorandum of counsel as to wording of issues requiring clarification, filed 30 August 2021

Appearances: Dr R Makgill and 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 (**Forest and Bird**)

Date of Decision: 27 September 2021

Date of Issue: 27 September 2021

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



FINAL DECISION OF THE ENVIRONMENT COURT

- A: The Court made final comments in relation to the consent related to conditions, maps and plans and directed that the Council was to file a final set with the Court for approval. This is now been achieved and those documents are annexed hereto as “**A**”. These constitute the final set of consent conditions in maps replaced or other earlier documents.
- B: The wording agreed by parties clarifying matters in the Court’s previous determination are accordingly inserted within the final consent.
- C: The Court understands that no cost applications have been filed. Accordingly, there is no issue to costs and the Court makes no decisions on this matter.

REASONS

Introduction

[1] By determination of 30 July 2021, the Council was directed to file with the Court a full copy of consents, conditions and maps for certification.¹ These were subsequently filed with the Court on 13 August 2021.

Documents Filed for Certification

[2] In her accompanying memorandum, Ms Mackintosh for the Council indicated that they were providing the following for certification:

- (a) The resource consent decision setting out activities in land covered by the consent; and
- (b) Schedule 1 to the resource consent decision, being a clean set of the 1 July

¹ *Weston Lea Limited & Director-General of Conservation v Hamilton City Council* [2021] NZEnvC 111.

2021 conditions with minor corrects and clarifications that were identified since the Court's determination; and

- (c) Schedules A1 to A20, being a full set of drawings, plans and schedules including some minor corrections agreed between the parties.

[3] Schedule 2 has not been included in the documents for certification, because it was not considered necessary for the purpose of this consent.

[4] As the memorandum was not jointly signed, the Court directed that parties confirm whether they are agreeable to the wording filed. All parties have confirmed they are agreeable.

[5] The finalisation of the consent conditions, maps and plans has taken place in the Court after the COVID-19 Level 4 lockdown on 18 August 2021. This has created difficulties for both the staff and the Court, given the significant size of the documentation related to this consent. Nevertheless, we have attempted as far as possible to ensure that the documents annexed hereto to as "A" represent the final set of documents agreed between the parties.

Issues Requiring Clarification

[6] Ms Mackintosh also raised four additional issues relating to the Court's determination, namely:

- (a) In [34], relating to the intended use of Lot 25 as commercial;
- (b) Whether the existing trees on Lot 25 would be retained or removed;
- (c) In [57], relating to the bridge and culvert crossing barriers in relation to the height of those barriers. The Court mentioned 1.5 to 4 m, whereas the current conditions now record a minimum of 1.4 m; and
- (d) The Court's statement at [70] about Condition 114, stating that the existing footpath and road will not interfere with the other trees. This is then related to the fact that there is no construction in this position

currently.

[7] Having received this information after the lockdown announcement, it appeared that the examination of each of the four additional issues would require considerable investigation by the Court, and a discussion with the other Commissioners as to the precise basis of each of those comments. This would involve the Court accessing documents during Level 4, which could not be described as essential. It was also likely that given the balance of the workload of the Court that the matter would not be reached an end before the New Year.

[8] Given the near finality of this matter, it did not appear that any of these matters were absolutely critical to the determination of this appeal. Accordingly, the Court sought advice from the parties whether they could agree by consent on the wording to be included within the final decision.

[9] The Court has received the following provisions by agreement of all parties to be inserted within the final consent:

- (a) At [34] *Weston Lea Ltd and Director General of Conservation v Hamilton City Council* [2020] NZEnvC 189 (“the decision”) referred to the intended use of Lot 25, which is the commercial lot within Knoll Park and is surrounded by Local Purpose (ecological) reserve lot 1517 on three sides. The decision stated: “This lot is intended to be operated as a cafe area retaining the existing trees.”

The parties have advised that while Lot 25 is identified in the consent plans as a proposed commercial lot, it is not currently zoned for commercial use. Further, the consent decision and conditions attached do not authorise a café or any other commercial activity on Lot 25. Any commercial use would therefore be subject to its own separate consent process which will be specific to the details of the activity proposed.

- (b) Regarding the existing trees on Lot 25, the parties have also advised that there has been no reference by the Applicant to an intention to either retaining or removing the trees. The extent of trees retained or removed would depend on the details of the proposal advanced as referred to above. Importantly, any removal of the trees on Lot 25 would be subject to the land use consent’s tree removal requirements;
- (c) At [57] the decision referred to condition 166 regarding the bridge and culvert crossing barriers. It recorded that the parties agreed that the condition could be changed to read that “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”.

The parties have advised that no maximum height of the barriers was agreed, and the final certified conditions attached reflect this.

- (d) At [70] the decision discussed condition 114 regarding road crossing and states that the parties “stressed that the existing footpath and road will not interfere with other trees.” It is noted that there is no existing footpath or road in this location. However, the parties have clarified that the conditions provide that the alignment and design of the proposed road and footpath will minimise the number of existing trees to be removed within the shelterbelt and will ultimately maximise canopy connectivity.”

[10] The decision reached by the parties are clearly within the parameters of the appeals and were relatively minor matters in the context of this hearing. It therefore appears appropriate that we should insert these clarifications in the final decision.

[11] We do, however, insert these conditions without final comment as to whether the suggestions are correct in relation to the Court’s decision. We understand for example that although commercial activity is intended for Lot 25, it would require plan change. We also understand that although the vegetation on Lot 25 might be removed, it would require a resource consent.

[12] I also suspect the commentary in relation to the barrier height and its reference to 4 m at Condition 166 was an error, but I am unable to check this point in time.

[13] In relation to the situation referred to in paragraph [70], I clearly recall there was a discussion of the plans that were then before us, which had not been updated in light of discussions between the parties. However, the admission of the existing plan at that stage does make this confusing.

[14] In any event, I am satisfied that all these provisions are well within the realms of the final decision and that clarification of agreement by all parties provides greater certainty in relation to the consent and its parameters.

[15] Accordingly, I consider that in terms of the existing final decision I may authorise this as the final set of conditions and maps in accordance with the mandate from the final decision.

Costs

[16] While applications for costs were not encouraged, parties were to file any cost applications, if any, within 20 working days of the Court's last determination being issued. No applications were filed with the Court by the expected date.

[17] Accordingly, I do understand any party to be seeking costs in this matter, and no decision will be made as to this matter.

Outcome

- A: The Court made final comments in relation to the consent related to conditions, maps and plans and directed that the Council was to file a final set with the Court for approval. This is now been achieved and those documents are annexed hereto as "A". These constitute the final set of consent conditions in maps replaced or other earlier documents.
- B: The wording agreed by parties clarifying matters in the Court's previous determination are accordingly inserted within the final consent.
- C: The Court understands that no cost applications have been filed. Accordingly, there is no issue to costs and the Court makes no decisions on this matter.

For the Court:



Judge J A Smith

Environment Judge



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 further information received on 12 and 15

August 2019, and updated subdivision plans detailed in Schedule A2, 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 purposes, as shown on Harrison Grierson Drawing 141842-9000 Scheme Plan Overall Layout Rev 9 (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

Criterion and measure	Bader/ Normandy/ Lorne	Bader Street Corridor	Peacocks/ Raynes /SH3 Intersection	Normandy/ Odette Intersection
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(d) 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 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) working 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 Working 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 AUTH139498.04.01):
- (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 AUTH139498.04.01).
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 incorporate 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 3.5m traffic lanes separated by a central planted median island containing either at least one existing shelterbelt tree or a new tree of at least 4.0m in height at the time of planting in the alignment of the existing shelterbelt; 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 zone 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 shelterbelt;
 - (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 73(a), (b) and (c)(i), (ii), (iv) and (v). The Consent Holder shall engage a suitably qualified bat ecologist(s) to prepare and implement a bat monitoring programme. 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 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), 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 occur and if so the appropriate methods, intensity and monitoring.
 - (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 in a vertical plane 3m from the boundary within the Bat Priority Areas .
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 Practitioner (RLP).

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 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 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, 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, 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.

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 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 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 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:

- (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:

- (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:

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

STAGE 10

Survey Plan Approval (s223) Conditions:

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

STAGE 11

Survey Plan Approval (s223) Conditions:

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

STAGE 12

Survey Plan Approval (s223) Conditions:

- (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 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 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.

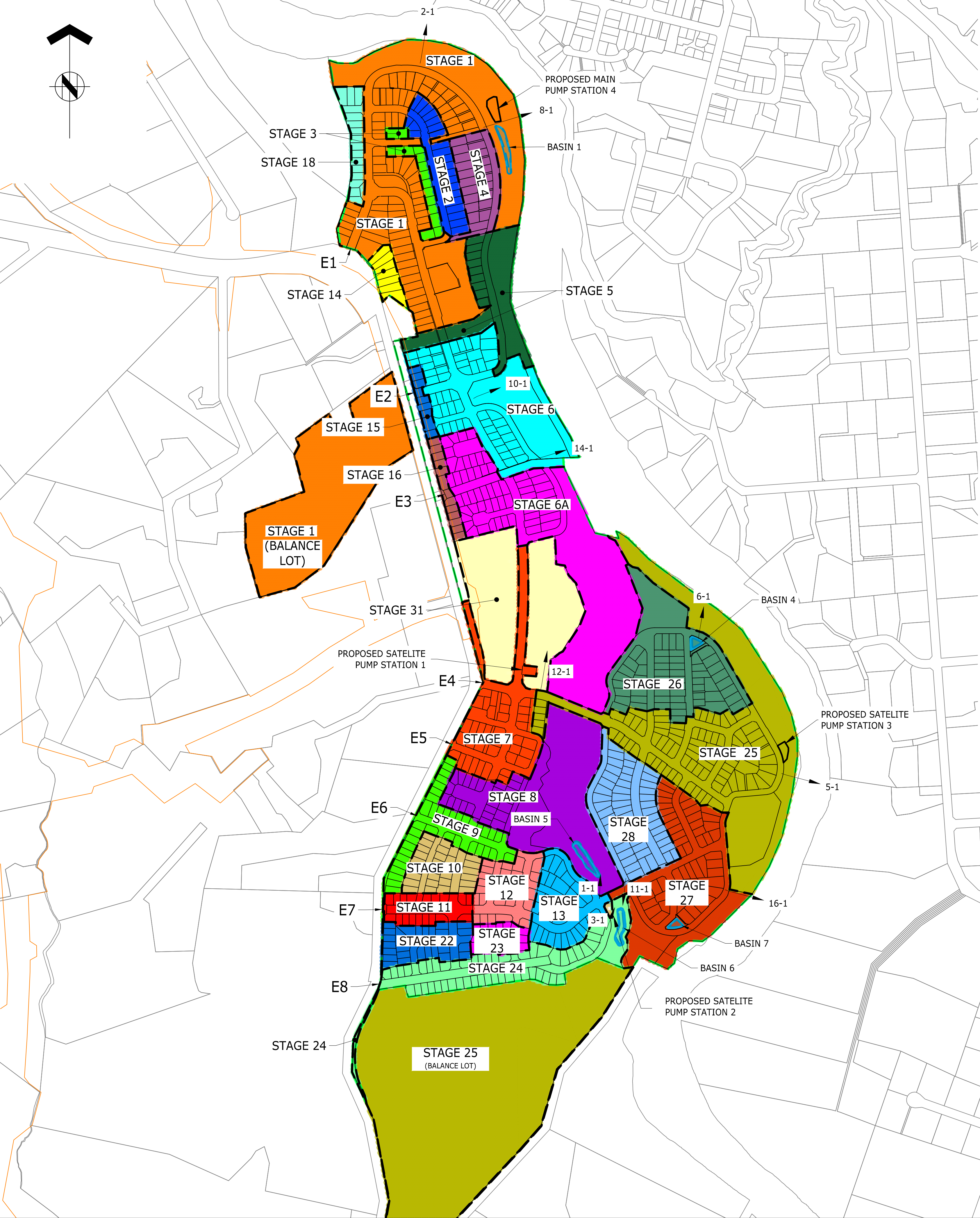
That the Consent Holder shall obtain all Building Consents required constructing all proposed retaining walls and structures.

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).

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 Drawing 141842-9000 Scheme Plan Overall Layout Rev 9 dated 9 August 2021 and Scheme Plans:
 - 141842-9001, 9002, 9004, 9008 and 9010 Rev 7 dated 9 August 2021;
 - 141842-9003, 9009, 9011, 9014 and 9017 Rev 5 dated 21 July 2020;
 - 141842-9005, 9020 and 9020A Rev 6 dated 21 July 2020;
 - 141842-9006 and 9007 Rev 10 dated 9 August 2021;
 - 141842-9012, 9013, 9016, 9019 and 9022 Rev 8 dated 9 August 2021;
 - 141842-9015, 9018 and 9021 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 W 29 June 2021
- A10. Boffa Miskell Drawing A17134 083b Shelterbelt Cross Section AA Rev Q 29 June 2021 and Drawing A17134 083c Shelterbelt Cross Section BB Rev P 29 June 2021 Drawing A17134 083d Shelterbelt Cross Section CC and Rev B 29 June 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. 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
- A20. Boffa Miskell Drawing A17134_130 Knoll Park Landscape Concept Rev H dated 29 June 2021.



NEW LOT STAGING (RESIDENTIAL)		SERVICE			
STAGE NUMBER	NUMBER OF LOTS	WWPS	SW OUTLET	SW BASIN	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: * = STAGE IN WHICH INFRASTRUCTURE CONSTRUCTED P = PART OF STAGE TO SW BASIN F = FULL STAGE TO SW BASIN D= DIRECT OUTFALL NOTE: DURING DETAILED DESIGN MAY BE POSSIBLE TO OMIT PS1 AND DRAIN TO PS4 AND OMIT PS2 AND DRAIN TO PS3		
NEW LOT STAGING (OTHER)					
STAGE NUMBER	NUMBER OF LOTS				
1	1 CAFE				
31	2 TOWN CENTRE SUPER LOTS				
TOTAL LOTS (ALL)		834			

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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

HGC

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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
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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:

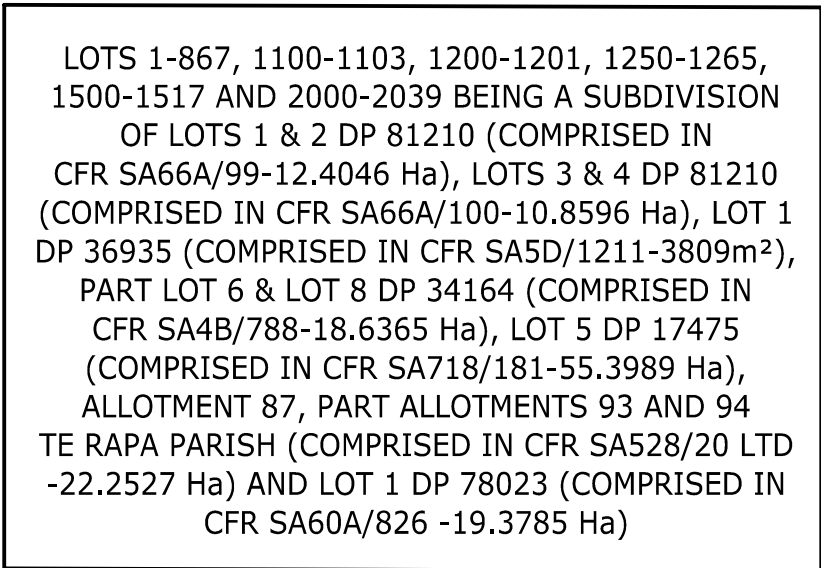
FOR RESOURCE CONSENT

PROJECT No:	SCALES:	A1
9820-141842	1:2500 - A1 1:5000 - A3	
DRAWING No:		REV

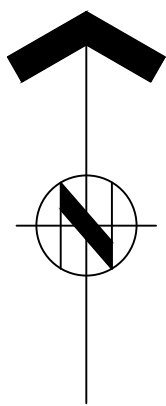
141842-1046

14

RESOURCE CONSENT



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.



	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



9	FOR CONSENT - LOT NUMBER UPDATES	MBT	09.08.21
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	11.02.21
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
REF	REVISIONS	BY	DATE

PROJECT:

WESTON LEA LIMITED
AMBERFIELD
HAMILTON

TITLE:

SCHEME PLAN OVERALL LAYOUT

ORIGINATOR: MBT	DATE: 09.08.21	SIGNED:	PLOT BY: MBT
DRAWN: MBT	DATE: 09.08.21	SIGNED:	PLOT DATE: 18.06.21
CHECKED: SDK	DATE: 09.08.21	SIGNED:	SURVEY BY:
APPROVED: SDK	DATE: 09.08.21	SIGNED:	SURVEY DATE: ---

ISSUE STATUS:

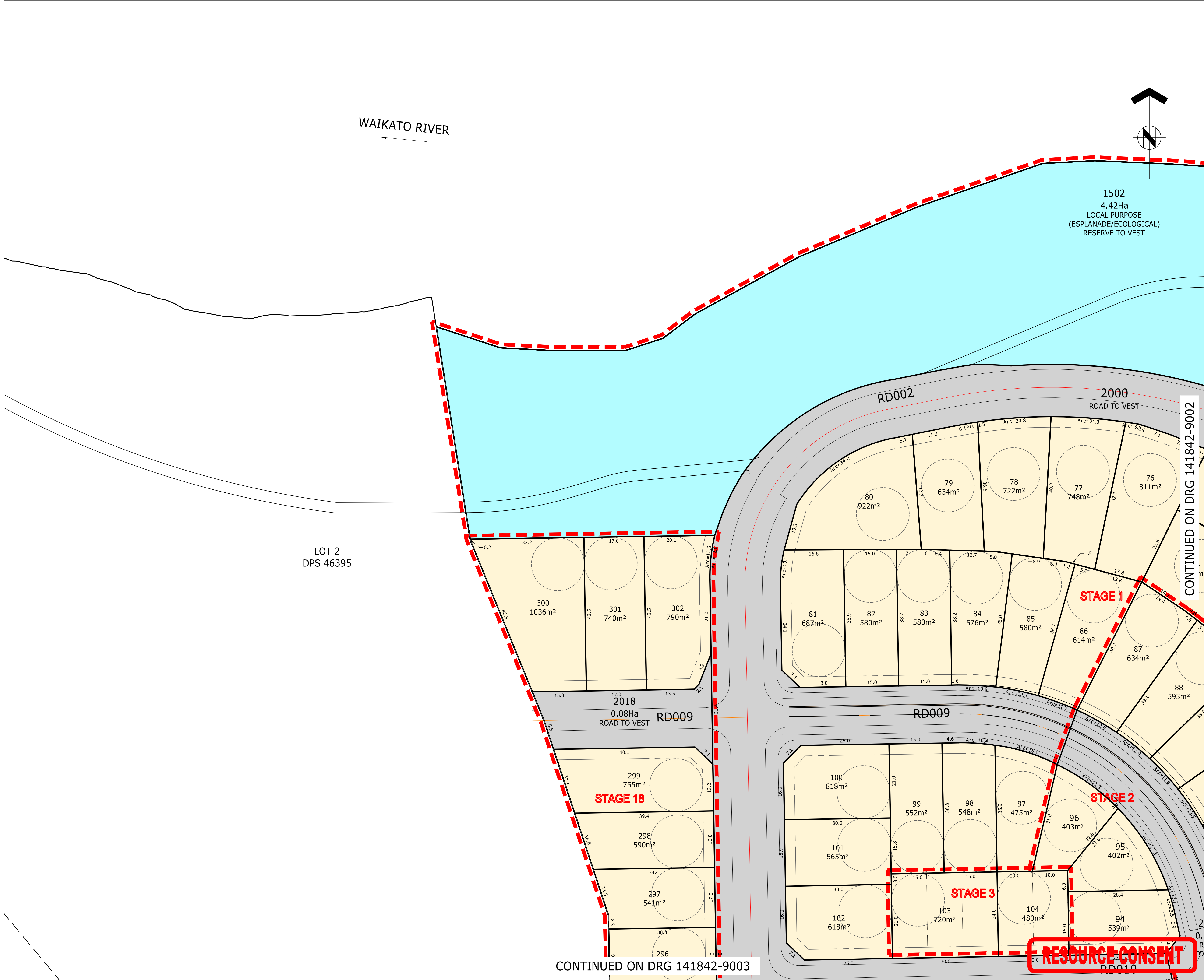
FOR RESOURCE CONSENT

PROJECT No: 9820-141842-01	SCALES: 1:5000 - A1 1:10000 - A3	A1
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DRAWING No:

141842-9000

REV
9





ASSOCIATION OF CONSULTING
ENGINEERS NEW ZEALAND

ISO 9001
QUALITY
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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 GRIERSON.
- 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.
- 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



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

7	FOR CONSENT - LOT NUMBER UPDATES	MBT	09.08.21
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 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	09.08.21		MBT
DRAWN:	DATE:	SIGNED:	PLOT DATE:
MBT	09.08.21		09.08.21
CHECKED:	DATE:	SIGNED:	SURVEY BY:
SDK	09.08.21		
APPROVED:	DATE:	SIGNED:	SURVEY DATE:
SDK	09.08.21		----

ISSUE STATUS:

FOR RESOURCE CONSENT

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

141842-9001



ISO 9001
QUALITY
ASSURED

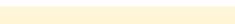
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NOTES

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 |



7	FOR CONSENT - LOT NUMBER UPDATES	MBT	09.08.
6	FOR CONSENT - ESPLANADE/ECOLOGICAL RESERVE ADDED	MBT	21.06.
5	ISSUED FOR RESOURCE CONSENT	SDK	18.07.
4	REVISED STAGING - ISSUED FOR RESOURCE CONSENT	SDK	10.07.
3	UPDATES ISSUED FOR RESOURCE CONSENT	SDK	26.03.
2	UPDATES ISSUED FOR RESOURCE CONSENT	SDK	21.02.
1	ISSUED FOR CONSENT	JXG	15.05.
REF	REVISIONS	BY	DATE

PROJECT:

WESTON LEA LTD
AMBERFIELD
PEACOCKE RD HAMILTON

TITLE:

SCHEME PLAN
SHEET 2

ORIGINATOR: MBT	DATE: 09.08.21	SIGNED:	PLOT BY:
DRAWN: MBT	DATE: 09.08.21	SIGNED:	PLOT DATE: 09.08.21
CHECKED: SDK	DATE: 09.08.21	SIGNED:	SURVEY BY:
APPROVED: SDK	DATE: 09.08.21	SIGNED:	SURVEY DATE:

ISSUE STATUS	
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FOR RESOURCE CONSENT

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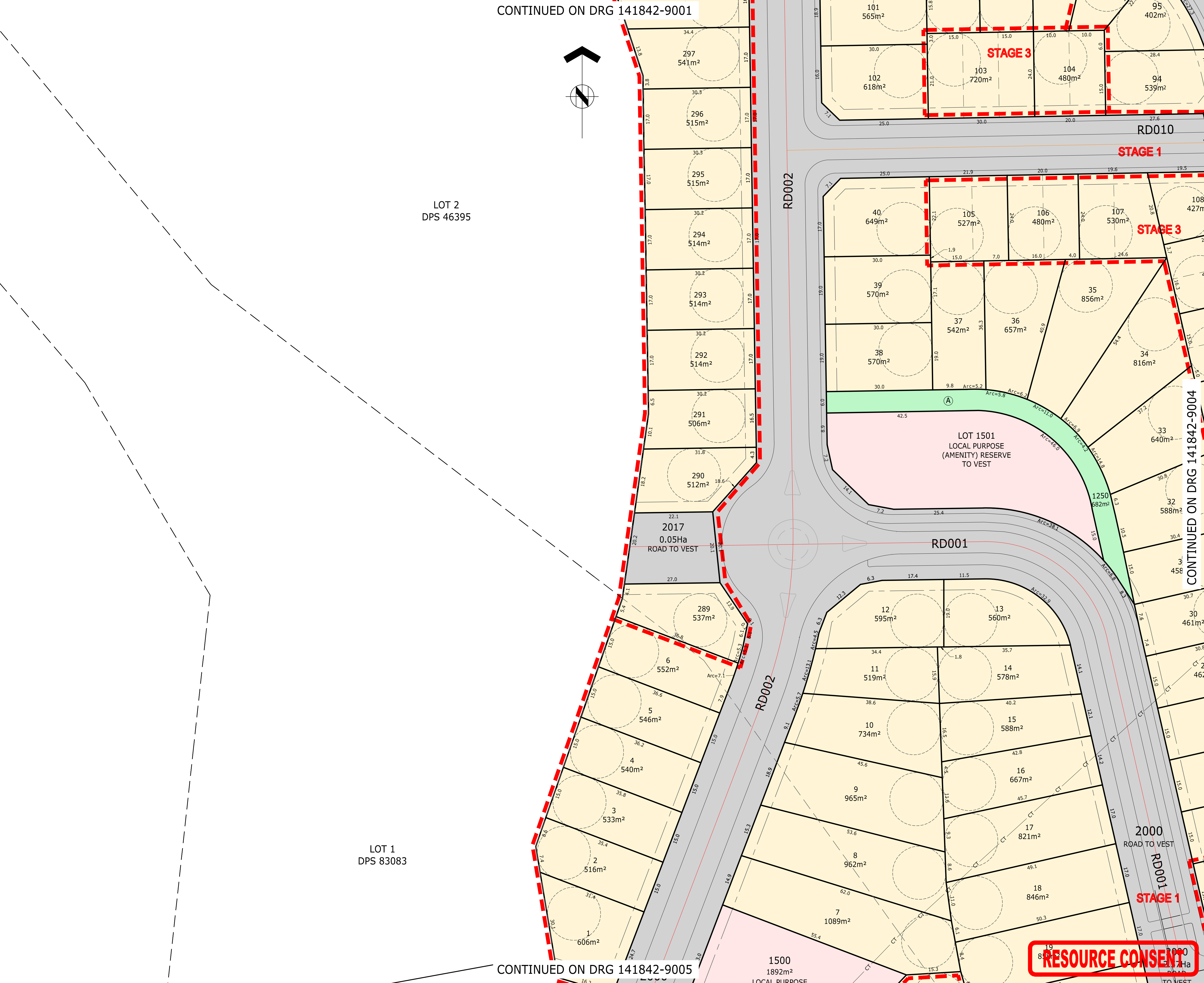
DRAFTING No:

141842-9002

7

RESOURCE CONSENT

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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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
REF	REVISIONS	BY	DATE

PROJECT:

WESTON LEA LTD
AMBERFIELD
PEACOCKE RD HAMILTON

TITLE:

SCHEME PLAN
SHEET 3

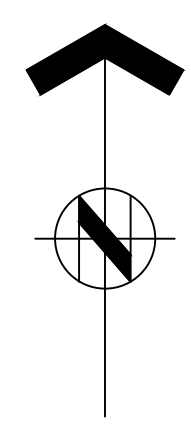
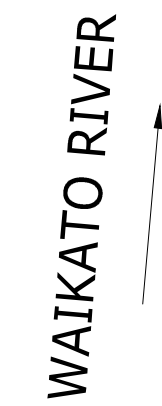
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DRAWN:	DATE:	SIGNED:	PLOT DATE:
JXG	21.07.20		09.08.21
CHECKED:	DATE:	SIGNED:	SURVEY BY:
SDK	21.07.20		
APPROVED:	DATE:	SIGNED:	SURVEY DATE:
SDK	21.07.20		----

ISSUE STATUS:

FOR RESOURCE CONSENT

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

141842-9003



141842-9004	7
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SUBJECT TO CHANGE PENDING DETAILED ENGINEERING DESIGN AND COUNCIL CONSULTATION.

- ## LEGEND

- HG**
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6	ISSUED FOR RESOURCE CONSENT	SDK	21.07.
5	REVISED STAGING - ISSUED FOR RESOURCE CONSENT	SDK	10.07.
4	REVISED STAGING - ISSUED FOR RESOURCE CONSENT	SDK	27.03.
3	UPDATES ISSUED FOR RESOURCE CONSENT	SDK	26.03.
2	UPDATES ISSUED FOR RESOURCE CONSENT	SDK	20.02.
1	ISSUED FOR CONSENT	JXG	15.05.
REF	REVISIONS	BY	DATE

REF	REVISIONS	BY	DATE
PROJECT:			

WESTON LEA LTD
AMBERFIELD
PEACOCKE RD HAMILTON

TITLE:

SCHEME PLAN
SHEET 5

ORIGINATOR: SWK	DATE: 21.07.20	SIGNED:	PLOT BY:
DRAWN: JXG	DATE: 21.07.20	SIGNED:	PLOT DATE: 09.08.
CHECKED: SDK	DATE: 21.07.20	SIGNED:	SURVEY BY:
APPROVED: SDK	DATE: 21.07.20	SIGNED:	SURVEY DATE:

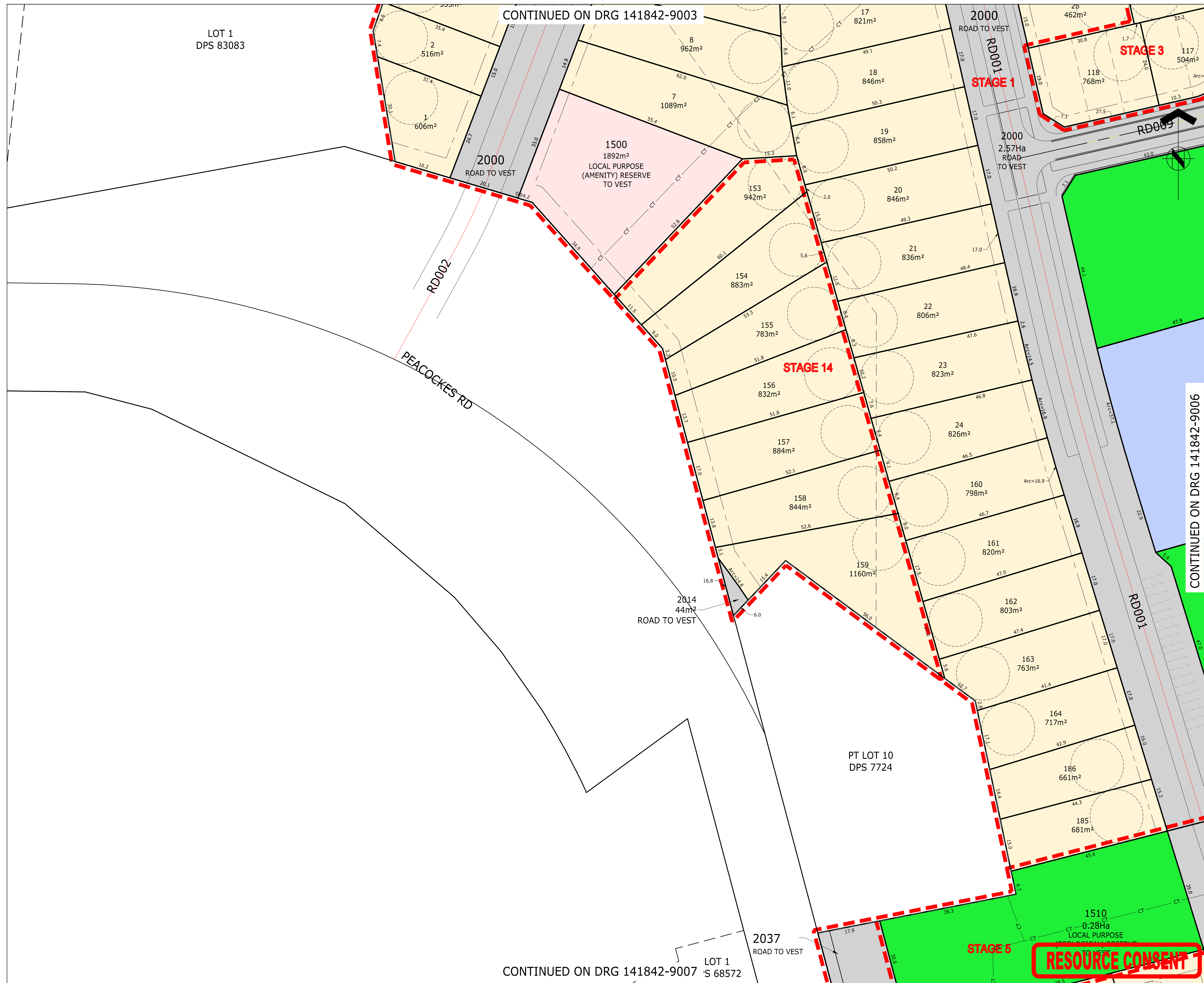
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ISSUE STATUS:		

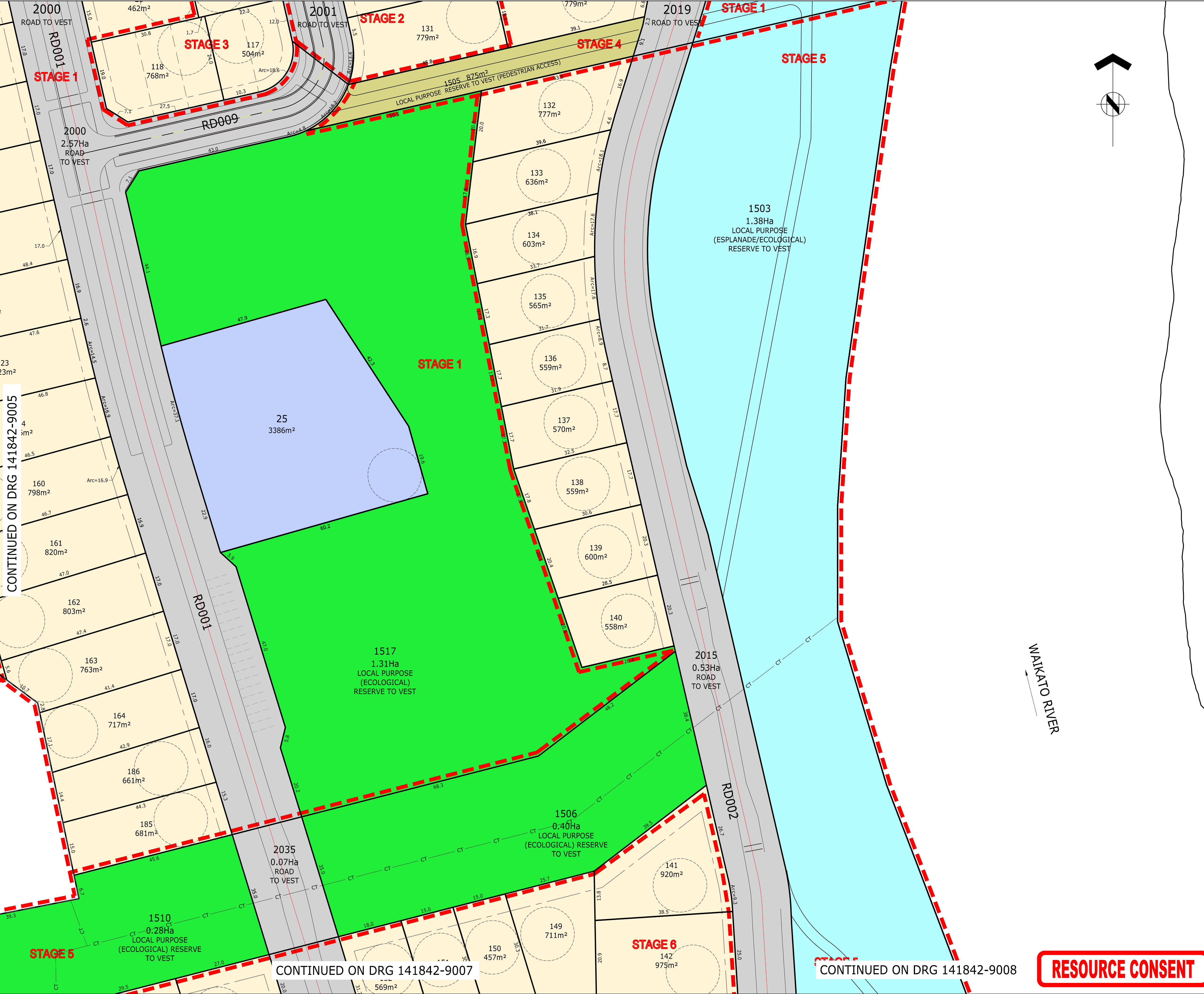
FOR RESOURCE CONSENT		
PROJECT No: 9820-141842-01	SCALES: 1:500-A1 1:1000-A3	A1

DRAWING No:	REV
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141842-9005	6
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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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QUALITY
ASSURED

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- FOR EXISTING PARCEL AND TITLE LAYOUT REFER PLAN 141842-9024.
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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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10	FOR CONSENT - LOT NUMBER UPDATES	MBT	09.08.21
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
REF	REVISIONS	BY	DATE

PROJECT:

WESTON LEA LTD
AMBERFIELD
PEACOCKE RD HAMILTON

TITLE:

SCHEME PLAN
SHEET 6

ORIGINATOR: MBT	DATE: 09.08.21	SIGNED:	PLOT BY: MBT
DRAWN: MBT	DATE: 09.08.21	SIGNED:	PLOT DATE: 09.08.21
CHECKED: SDK	DATE: 09.08.21	SIGNED:	SURVEY BY:
APPROVED: SDK	DATE: 09.08.21	SIGNED:	SURVEY DATE: ----

ISSUE STATUS:

FOR RESOURCE CONSENT

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

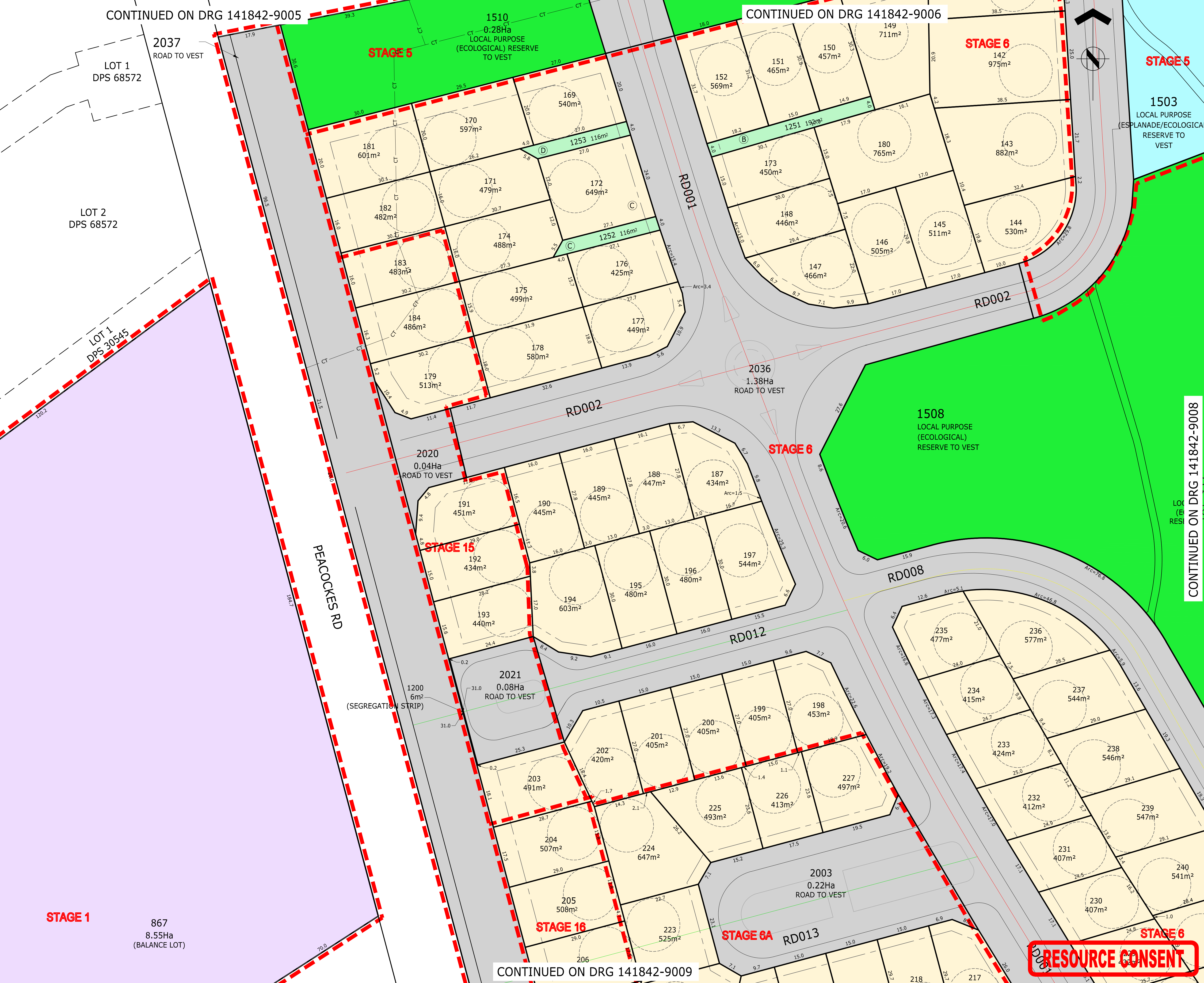
141842-9006

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CONTINUED ON DRG 141842-9007

CONTINUED ON DRG 141842-9008

RESOURCE CONSENT





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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 141842-9023.

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

HG

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10	FOR CONSENT - LOT NUMBER UPDATES	MBT	09.08.21
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
REF	REVISIONS	BY	DATE

PROJECT:

WESTON LEA LTD
AMBERFIELD
PEACOCKE RD HAMILTON

TITLE:

SCHEME PLAN
SHEET 7

ORIGINATOR:
MBT

DATE:
09.08.21

SIGNED:

PLOT BY:
MBT

DRAWN:
MBT

DATE:
09.08.21

SIGNED:

PLOT DATE:
09.08.21

CHECKED:
SDK

DATE:
09.08.21

SIGNED:

SURVEY BY:

APPROVED:
SDK

DATE:
09.08.21

SIGNED:

SURVEY DATE:

ISSUE STATUS:

FOR RESOURCE CONSENT

PROJECT No:
9820-141842-01

SCALES:
1:500-A1
1:1000-A3

A1

DRAWING No:

141842-9007

REV

10

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 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 (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 - LOT NUMBER UPDATES	MBT	09.08.21
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	JXG	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	09.08.21		MBT
DRAWN:	DATE:	SIGNED:	PLOT DATE:
MBT	09.08.21		09.08.21
CHECKED:	DATE:	SIGNED:	SURVEY BY:
SDK	09.08.21		
APPROVED:	DATE:	SIGNED:	SURVEY DATE:
SDK	09.08.21		----

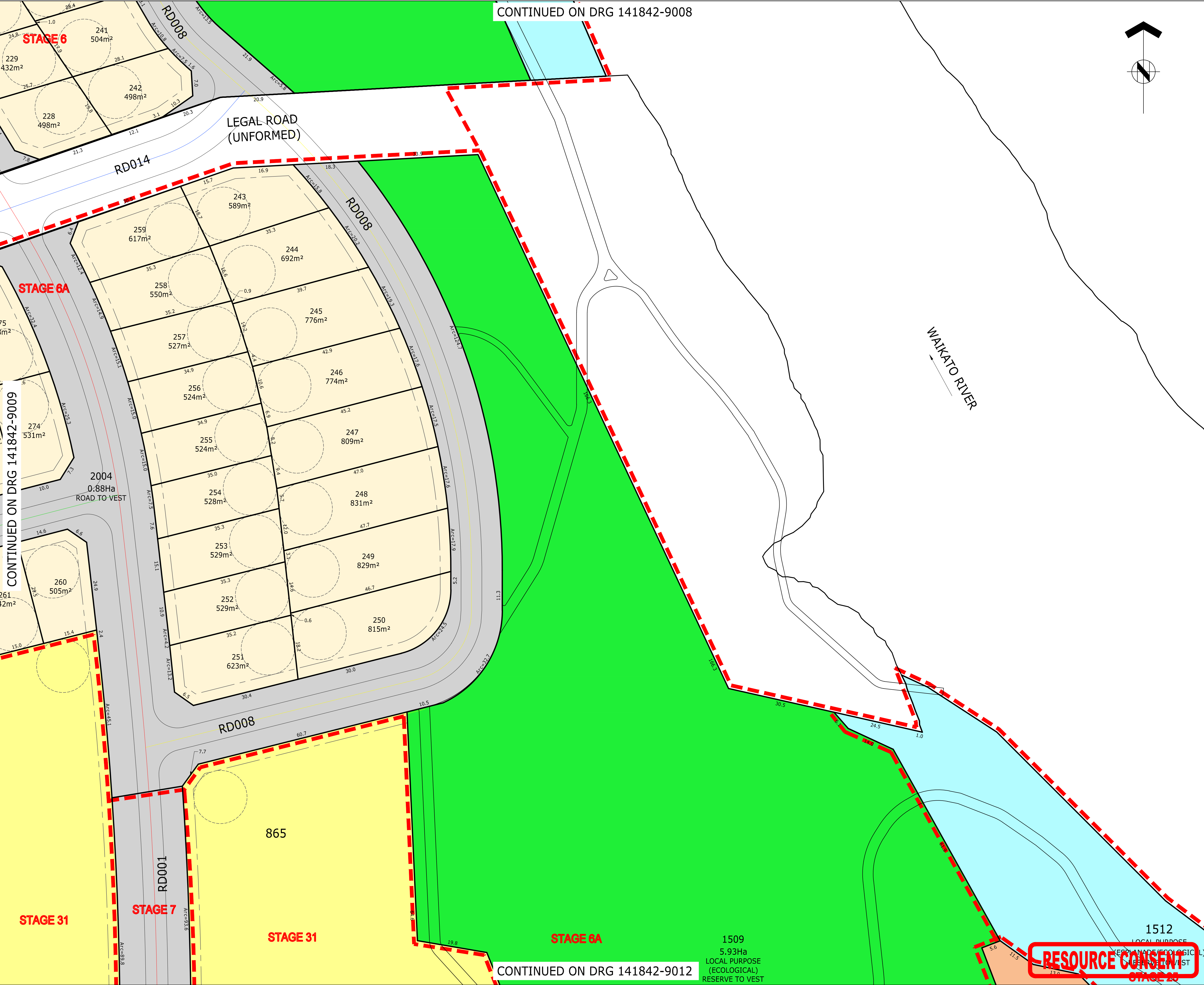
ISSUE STATUS:

FOR RESOURCE CONSENT

PROJECT No:	SCALES:	A1
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DRAWING No:		REV
141842-9008		7

RESOURCE CONSENT





CONTINUED ON DRG 141842-9009

STAGE 31



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ISO 9001
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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 (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	JXG	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:
JXG	27.04.18		09.08.21
CHECKED:	DATE:	SIGNED:	SURVEY BY:
AWD	15.05.18		
APPROVED:	DATE:	SIGNED:	SURVEY DATE:
BMI	15.05.18		----

ISSUE STATUS: **FOR RESOURCE CONSENT**

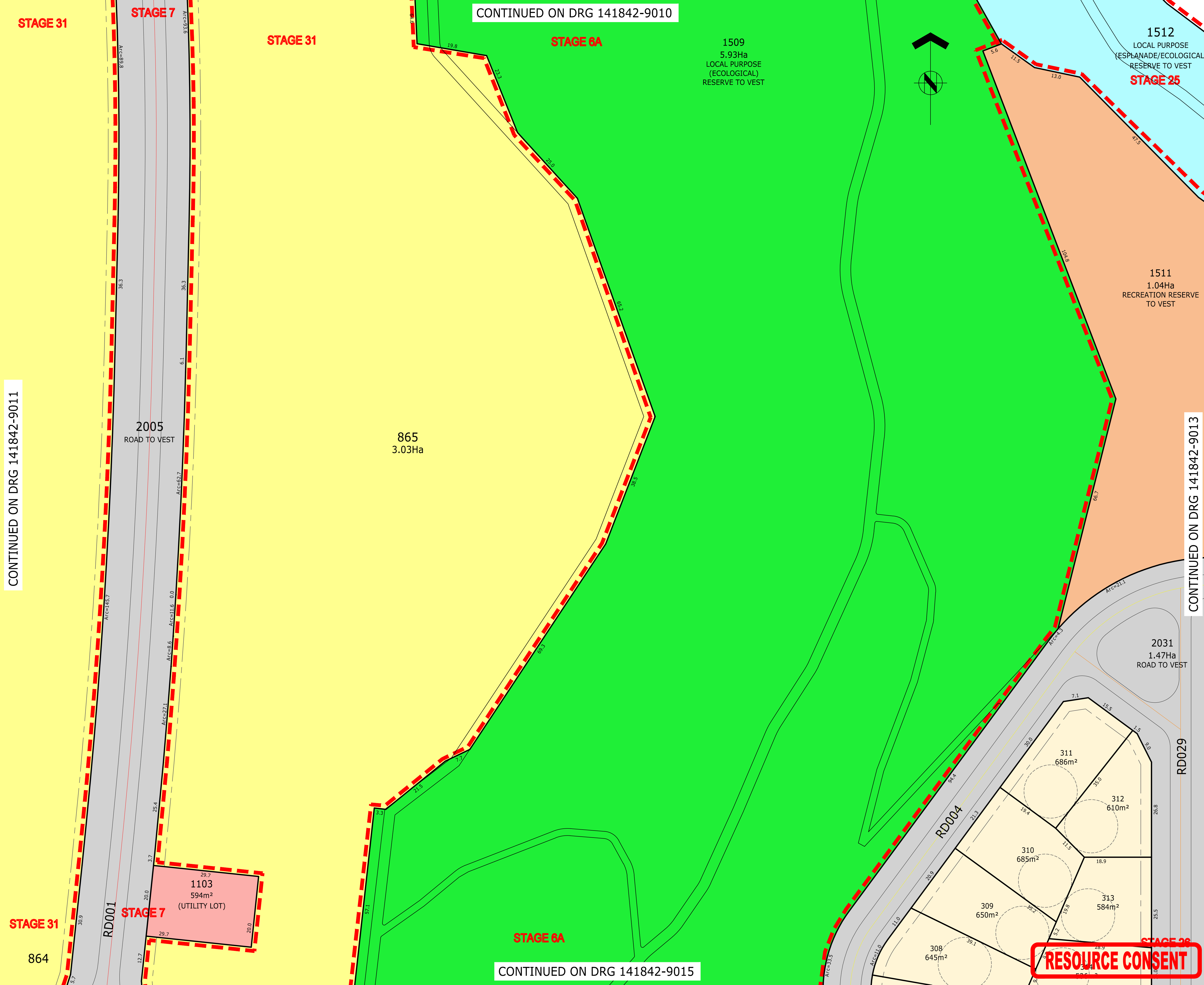
PROJECT No:	SCALES:	A1
9820-141842-01	1:500 - A1 1:1000 - A3	
DRAWING No:	REV	5

141842-9011

RESOURCE CONSENT

PEACOCKES RD

CONTINUED ON DRG 141842-9014





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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.
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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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8	FOR CONSENT - LOT NUMBER UPDATES	MBT	09.08.21
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
REF	REVISIONS	BY	DATE

PROJECT:

WESTON LEA LIMITED
AMBERFIELD
PEACOCKE RD HAMILTON

TITLE:

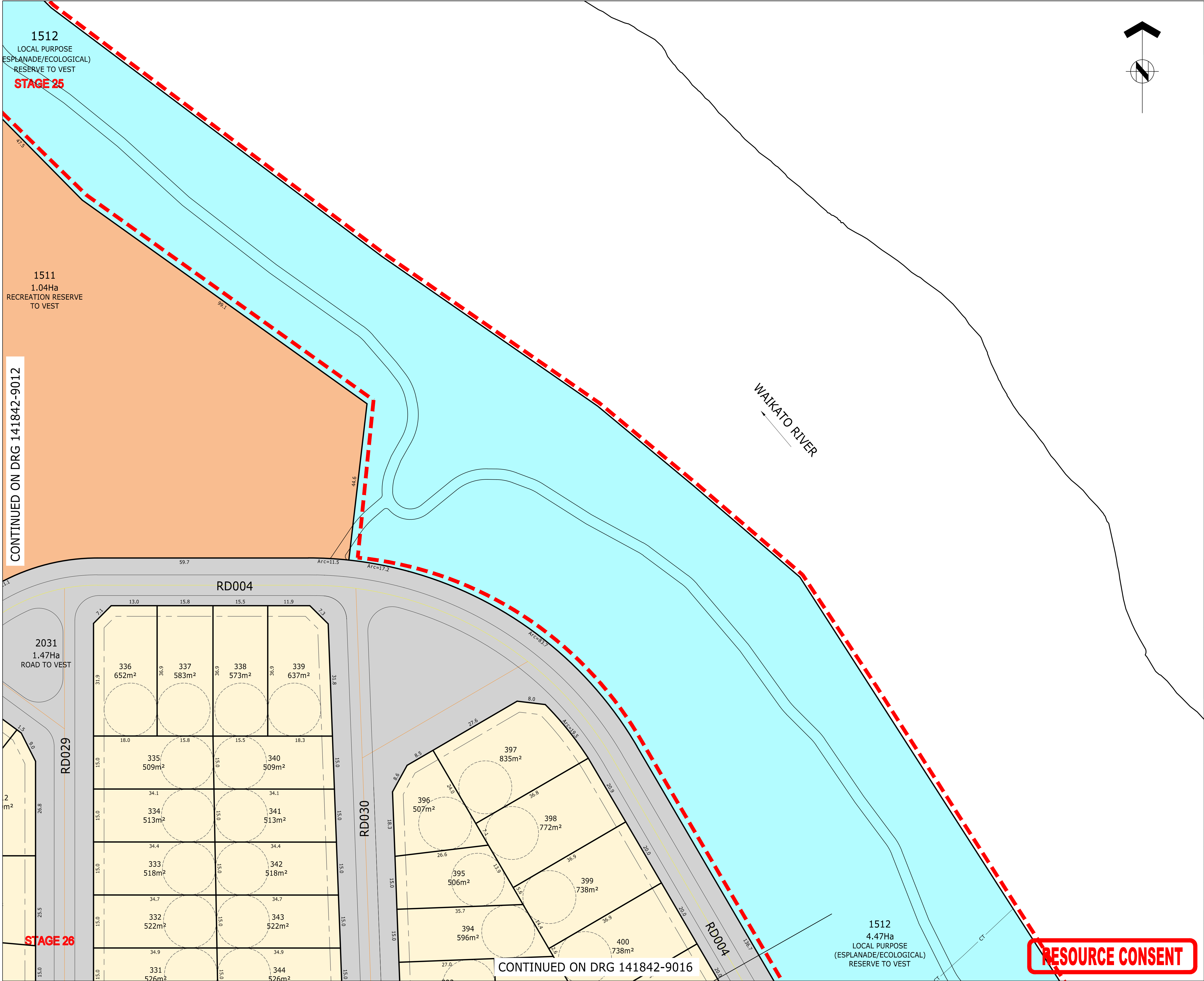
SCHEME PLAN
SHEET 12

ORIGINATOR:	DATE:	SIGNED:	PLOT BY:
MBT	09.08.21		MBT
DRAWN:	DATE:	SIGNED:	PLOT DATE:
MBT	09.08.21		09.08.21
CHECKED:	DATE:	SIGNED:	SURVEY BY:
SDK	09.08.21		
APPROVED:	DATE:	SIGNED:	SURVEY DATE:
SDK	09.08.21		----

ISSUE STATUS:

FOR RESOURCE CONSENT

PROJECT No:	SCALES:	A1
9820-141842-01	1:500 - A1 1:1000 - A3	
DRAWING No:		REV
141842-9012		8





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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.
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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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- ROAD TO VEST
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- COMMERCIAL LOT
- TOWN CENTRE SUPER LOT
- BALANCE LOT



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8	FOR CONSENT - LOT NUMBER UPDATES	MBT	09.08.21
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
REF	REVISIONS	BY	DATE

PROJECT:

WESTON LEA LIMITED
AMBERFIELD
PEACOCKE RD HAMILTON

TITLE:

SCHEME PLAN
SHEET 13

ORIGINATOR: MBT	DATE: 09.08.21	SIGNED:	PLOT BY: MBT
DRAWN: MBT	DATE: 09.08.21	SIGNED:	PLOT DATE: 09.08.21
CHECKED: SDK	DATE: 09.08.21	SIGNED:	SURVEY BY:
APPROVED: SDK	DATE: 09.08.21	SIGNED:	SURVEY DATE: ----

ISSUE STATUS:

FOR RESOURCE CONSENT

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

141842-9013

8

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

RESOURCE CONSENT

- NOTES
- SUBJECT TO CHANGE PENDING DETAILED ENGINEERING DESIGN AND COUNCIL CONSULTATION.
1.

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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 141842-9023.
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
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- LOCAL PURPOSE RESERVE TO VEST (ESPLANADE/ECOLOGICAL)
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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		09.08.21
CHECKED:	DATE:	SIGNED:	SURVEY BY:
AWD	15.05.18		
APPROVED:	DATE:	SIGNED:	SURVEY DATE:
BMI	15.05.18		----

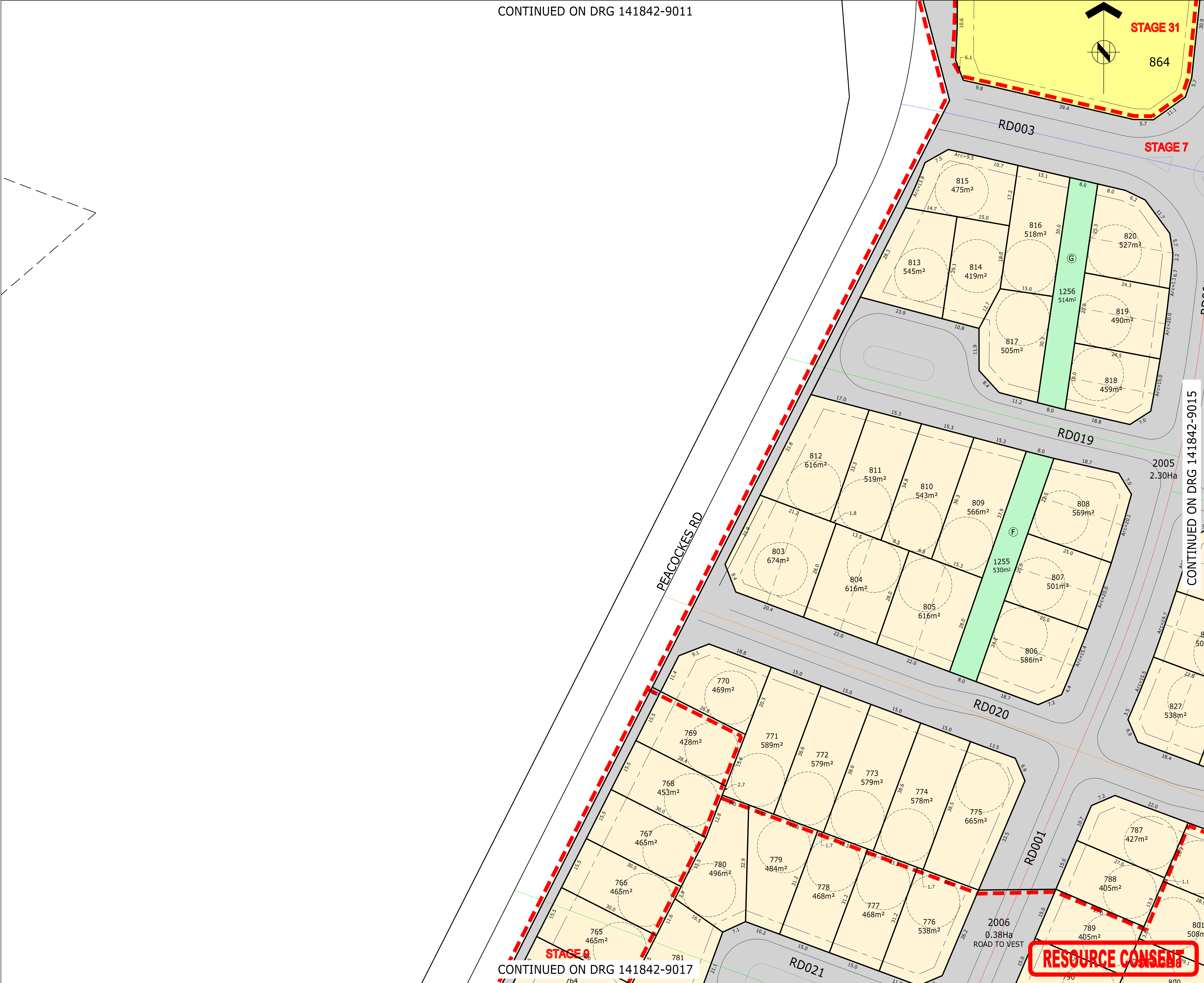
ISSUE STATUS:

FOR RESOURCE CONSENT

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

141842-9014

5







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

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- LOCAL PURPOSE RESERVE TO VEST (ESPLANADE/ECOLOGICAL)
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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

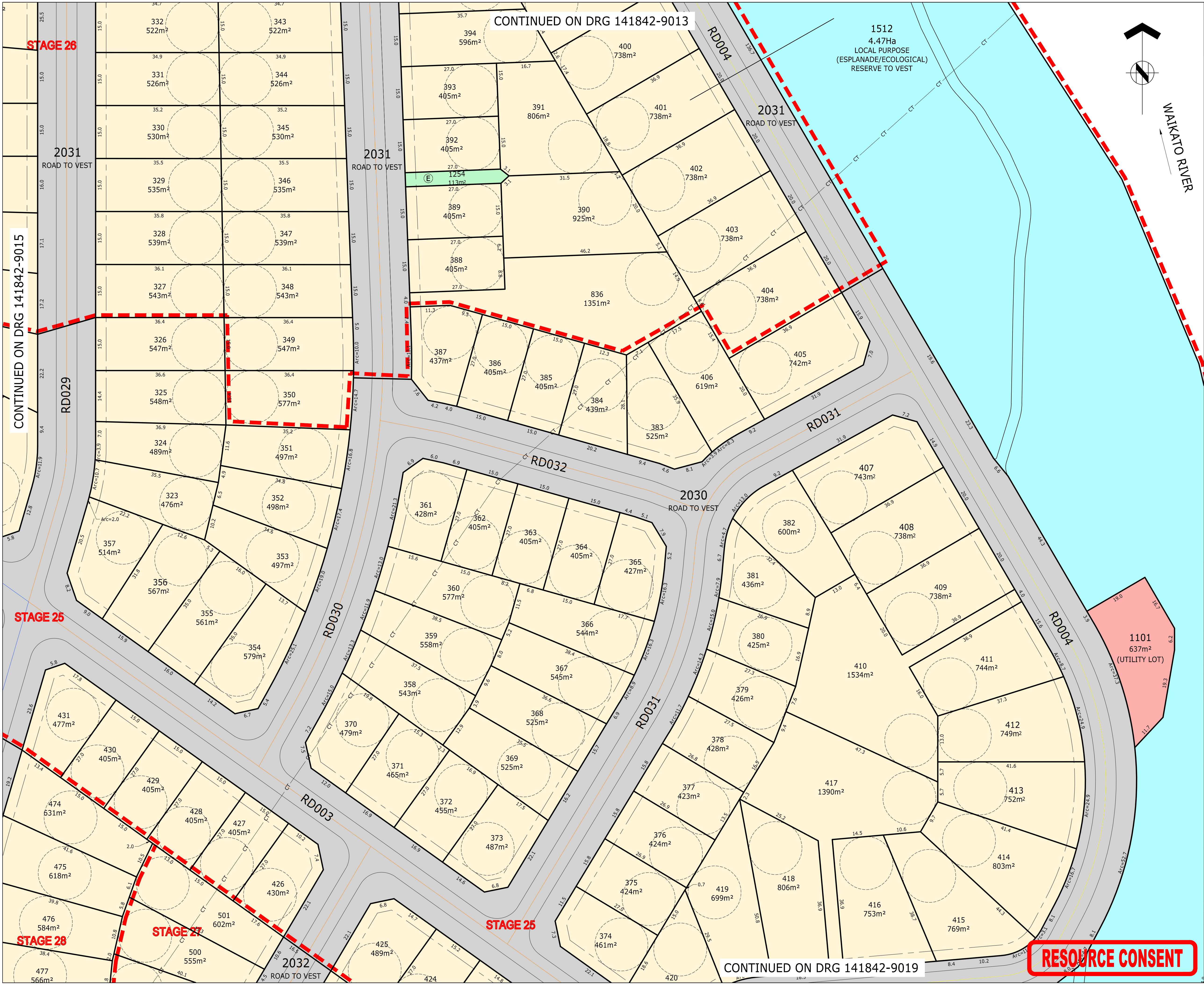
ORIGINATOR:	DATE:	SIGNED:	PLOT BY:
SWK	13.03.18		MBT
DRAWN:	DATE:	SIGNED:	PLOT DATE:
JXG	27.04.18		09.08.21
CHECKED:	DATE:	SIGNED:	SURVEY BY:
AWD	15.05.18		
APPROVED:	DATE:	SIGNED:	SURVEY DATE:
BMI	15.05.18		----

ISSUE STATUS:

FOR RESOURCE CONSENT

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

141842-9015





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

- DEVELOPMENT STAGE BOUNDARY
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- LOCAL PURPOSE RESERVE TO VEST (ESPLANADE/ECOLOGICAL)
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8	FOR CONSENT - LOT NUMBER UPDATES	MBT	09.08.21
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
REF	REVISIONS	BY	DATE

PROJECT:

WESTON LEA LIMITED
AMBERFIELD
PEACOCKE RD HAMILTON

TITLE:

SCHEME PLAN
SHEET 16

ORIGINATOR: MBT	DATE: 09.08.21	SIGNED:	PLOT BY: MBT
DRAWN: MBT	DATE: 09.08.21	SIGNED:	PLOT DATE: 09.08.21
CHECKED: SDK	DATE: 09.08.21	SIGNED:	SURVEY BY:
APPROVED: SDK	DATE: 09.08.21	SIGNED:	SURVEY DATE: ----

ISSUE STATUS:

FOR RESOURCE CONSENT

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

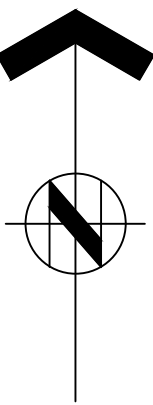
141842-9016

8

RESOURCE CONSENT

CONTINUED ON DRG 141842-9019

CONTINUED ON DRG 141842-9013



- ### NOTES
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 - FOR EASEMENT SCHEDULES AND NOTES REFER SHEET 141842-9023.
 - FOR EXISTING PARCEL AND TITLE LAYOUT REFER PLAN 141842-9004.
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 - 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



AUCKLAND OFFICE
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T +64 9 917 5000
W www.harrisongrierson.com

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	JXG	15.05.18

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		09.08.21
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

SCALES:
1:500 - A1
1:1000 - A3

A1
REV
5

DRAWING No:
141842-9017

5

STAGE 9

STAGE 11

CONTINUED ON DRG 141842-9020

STAGE 10

RESOURCE CONSENT

CONTINUED ON DRG 141842-9018





ASSOCIATION OF CONSULTING
ENGINEERS NEW ZEALAND

ISO 9001
QUALITY
ASSURED

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NOTES

SUBJECT TO CHANGE PENDING DETAILED ENGINEERING DESIGN AND COUNCIL CONSULTATION.

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- 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.
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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	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	JKG	15.05.18
REF	REVISIONS	BY	DATE

PROJECT:

WESTON LEA LIMITED
AMBERFIELD
PEACOCKE RD HAMILTON

TITLE:

SCHEME PLAN
SHEET 18

ORIGINATOR: SWK	DATE: 13.03.18	SIGNED:	PLOT BY: MBT
DRAWN: JKG	DATE: 27.04.18	SIGNED:	PLOT DATE: 09.08.21
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	SCALES: 1:500 - A1 1:1000 - A3	A1
DRAWING No:		REV

141842-9018

6

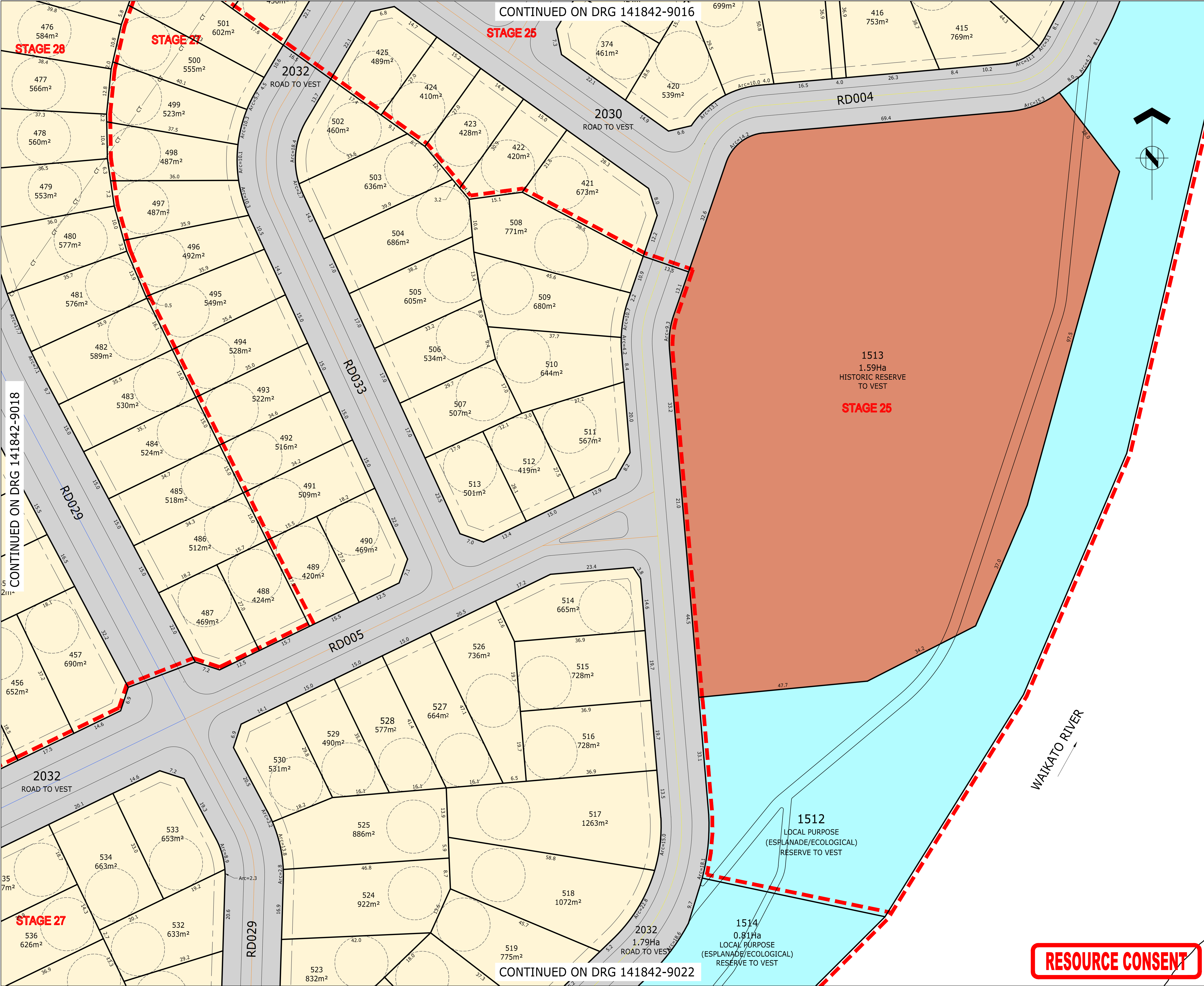
CONTINUED ON DRG 141842-9017

CONTINUED ON DRG 141842-9015

CONTINUED ON DRG 141842-9021

CONTINUED ON DRG 141842-9019

RESOURCE CONSENT



ASSOCIATION OF CONSULTING ENGINEERS NEW ZEALAND

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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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- ROAD TO VEST
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8	FOR CONSENT - LOT NUMBER UPDATES	MBT	09.08.21
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
REF	REVISIONS	BY	DATE

PROJECT:

WESTON LEA LIMITED
AMBERFIELD
PEACOCKE RD HAMILTON

TITLE:

SCHEME PLAN
SHEET 19

ORIGINATOR: MBT	DATE: 09.08.21	SIGNED:	PLOT BY: MBT
DRAWN: MBT	DATE: 09.08.21	SIGNED:	PLOT DATE: 09.08.21
CHECKED: SDK	DATE: 09.08.21	SIGNED:	SURVEY BY:
APPROVED: SDK	DATE: 09.08.21	SIGNED:	SURVEY DATE: ----

ISSUE STATUS:

FOR RESOURCE CONSENT

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

141842-90198

RESOURCE CONSENT

CONTINUED ON DRG 141842-9018

CONTINUED ON DRG 141842-9016

CONTINUED ON DRG 141842-9022





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LEGEND

- DEVELOPMENT STAGE BOUNDARY
- PROPOSED LOT BOUNDARY
- EXISTING LOT BOUNDARY
- EASEMENT BOUNDARY
- RESIDENTIAL LOT
- LOCAL PURPOSE RESERVE TO VEST (ESPLANADE/ECOLOGICAL)
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- 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	26.03.19
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:

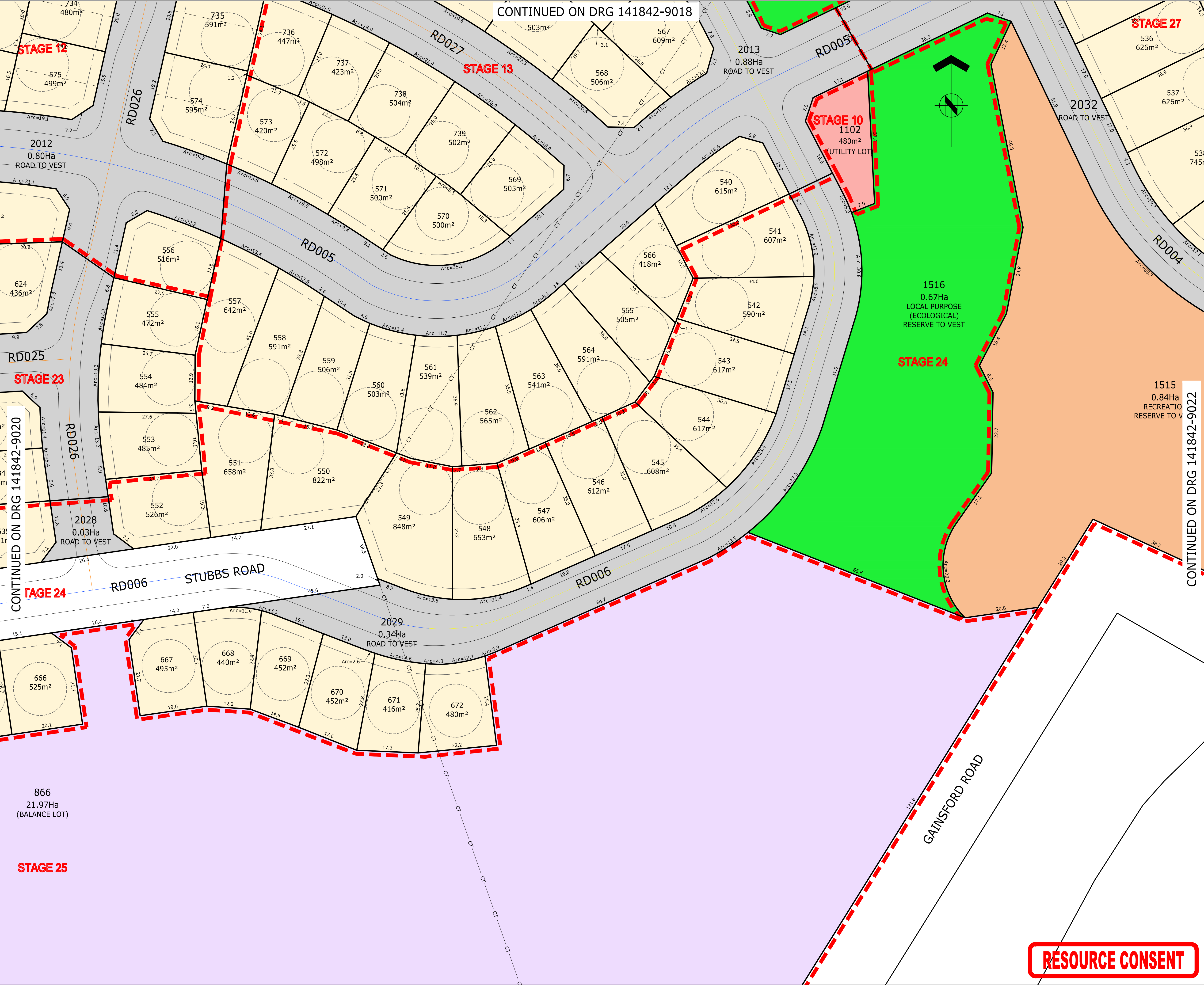
SCHEME PLAN
SHEET 20

ORIGINATOR: SWK	DATE: 13.03.18	SIGNED:	PLOT BY: MBT
DRAWN: JXG	DATE: 27.04.18	SIGNED:	PLOT DATE: 09.08.21
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	SCALES: 1:500 - A1 1:1000 - A3	A1 REV
DRAWING No:	141842-9020	6





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LEGEND

- DEVELOPMENT STAGE BOUNDARY
- PROPOSED LOT BOUNDARY
- EXISTING LOT BOUNDARY
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- RESIDENTIAL LOT
- LOCAL PURPOSE RESERVE TO VEST (ESPLANADE/ECOLOGICAL)
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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 21

ORIGINATOR: SWK	DATE: 13.03.18	SIGNED:	PLOT BY: MBT
DRAWN: JXG	DATE: 27.04.18	SIGNED:	PLOT DATE: 09.08.21
CHECKED: AWD	DATE: 15.05.18	SIGNED:	SURVEY BY:
APPROVED: BMI	DATE: 15.05.18	SIGNED:	SURVEY DATE: ----

ISSUE STATUS:

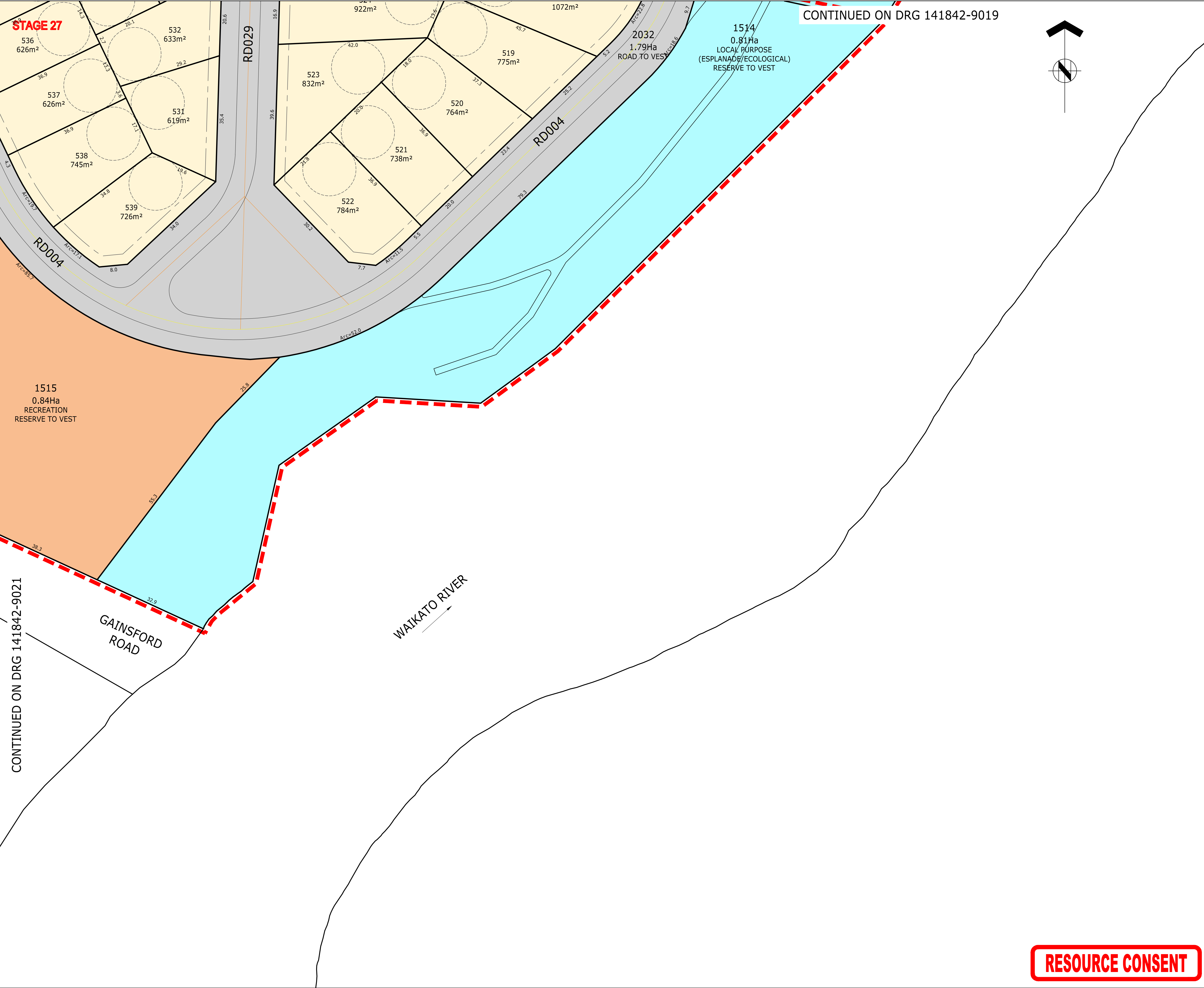
FOR RESOURCE CONSENT

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

141842-9021

6

RESOURCE CONSENT





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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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8	FOR CONSENT - LOT NUMBER UPDATES	MBT	09.08.21
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
REF	REVISIONS	BY	DATE

PROJECT:

WESTON LEA LIMITED
AMBERFIELD
PEACOCKE RD HAMILTON

TITLE:

SCHEME PLAN
SHEET 22

ORIGINATOR:	DATE:	SIGNED:	PLOT BY:
MBT	09.08.21		MBT
DRAWN:	DATE:	SIGNED:	PLOT DATE:
MBT	09.08.21		09.08.21
CHECKED:	DATE:	SIGNED:	SURVEY BY:
SDK	09.08.21		
APPROVED:	DATE:	SIGNED:	SURVEY DATE:
SDK	09.08.21		----

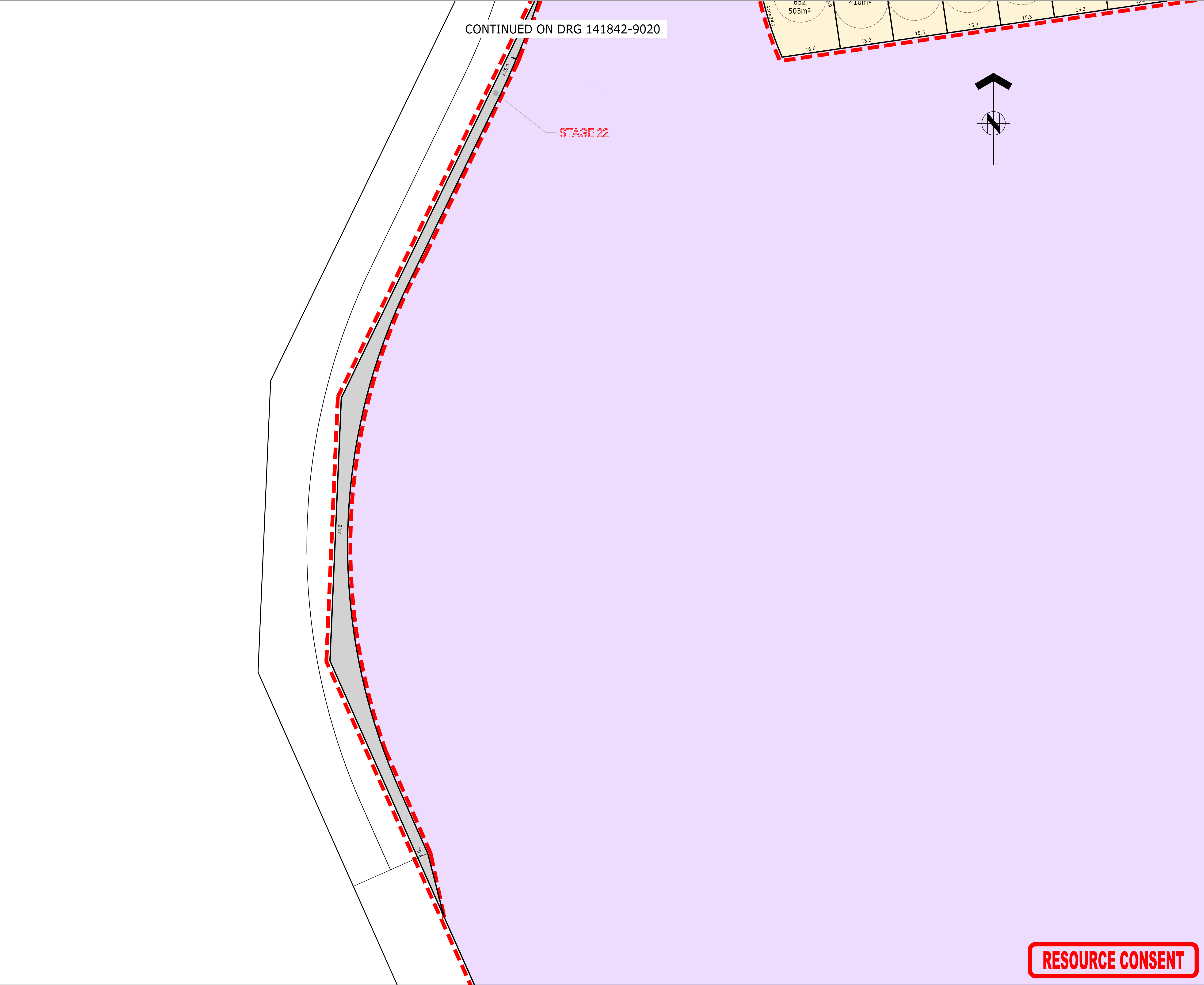
ISSUE STATUS:

FOR RESOURCE CONSENT

PROJECT No:	SCALES:	A1
9820-141842-01	1:500 - A1 1:1000 - A3	
DRAWING No:		REV
		8

RESOURCE CONSENT

141842-9022





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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)
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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: SWK	DATE: 13.03.18	SIGNED:	PLOT BY: MBT
DRAWN: JXG	DATE: 27.04.18	SIGNED:	PLOT DATE: 09.08.21
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	SCALES: 1:500 - A1 1:1000 - A3	A1
DRAWING No: 141842-9020A		REV 6

RESOURCE CONSENT

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

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 LOT 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, ELECTRICTY, 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
RIGHT OF WAY, RIGHT TO CONVEY ELECTRICTY, GAS, TELECOMMUNICATIONS AND COMPUTER MEDIA.	O	LOT 1264 HEREON	LOTS 47-48 HEREON
	P	LOT 1265 HEREON	LOTS 43-44 HEREON
	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.

DWELLINGS AND OTHER BUILDINGS ON BALANCE LOTS TO REMAIN AND TO COMPLY WITH DISTRICT PLAN BULK AND LOCATION STANDARDS WITH RESPECT TO NEW BOUNDARIES.

ACENZ

ASSOCIATION OF CONSULTING ENGINEERS NEW ZEALAND

ISO 9001
QUALITY ASSURED

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NOTES

1.

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

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.

HG

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

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	PXP	20.02.19
1	ISSUED RESOURCE CONSENT	JXG	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: 09.08.21
CHECKED: SDK	DATE: 19.02.21	SIGNED:	SURVEY BY:
APPROVED: SDK	DATE: 19.02.21	SIGNED:	SURVEY DATE: ----

ISSUE STATUS:

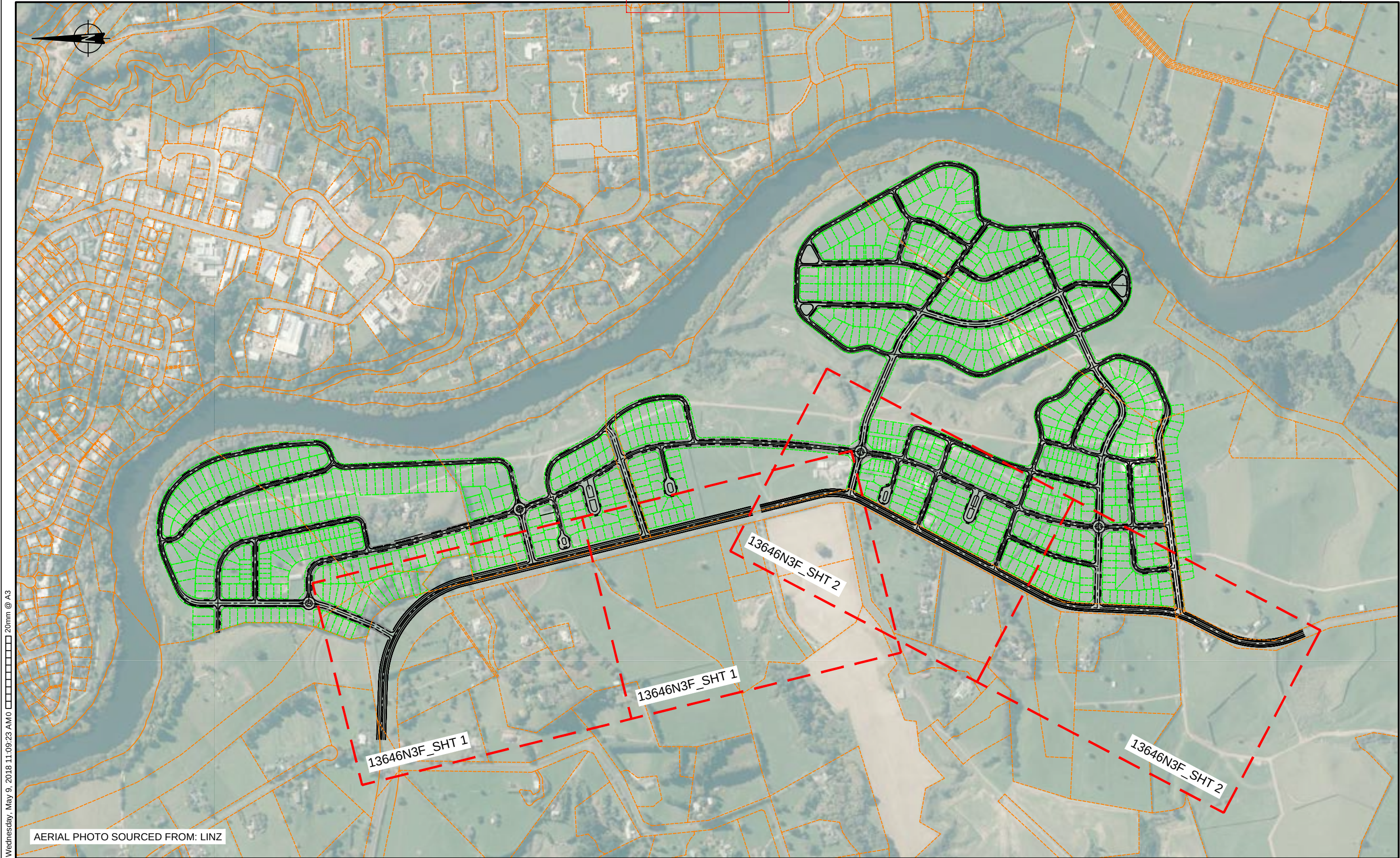
FOR RESOURCE CONSENT

PROJECT No: 9820-141842-01	SCALES: -	A1
DRAWING No:		REV

141842-9023

5

RESOURCE CONSENT



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		



0

SHT 1 OF 1



Thursday, April 26, 2018 0 20mm

REVISION	DATE	DESCRIPTION
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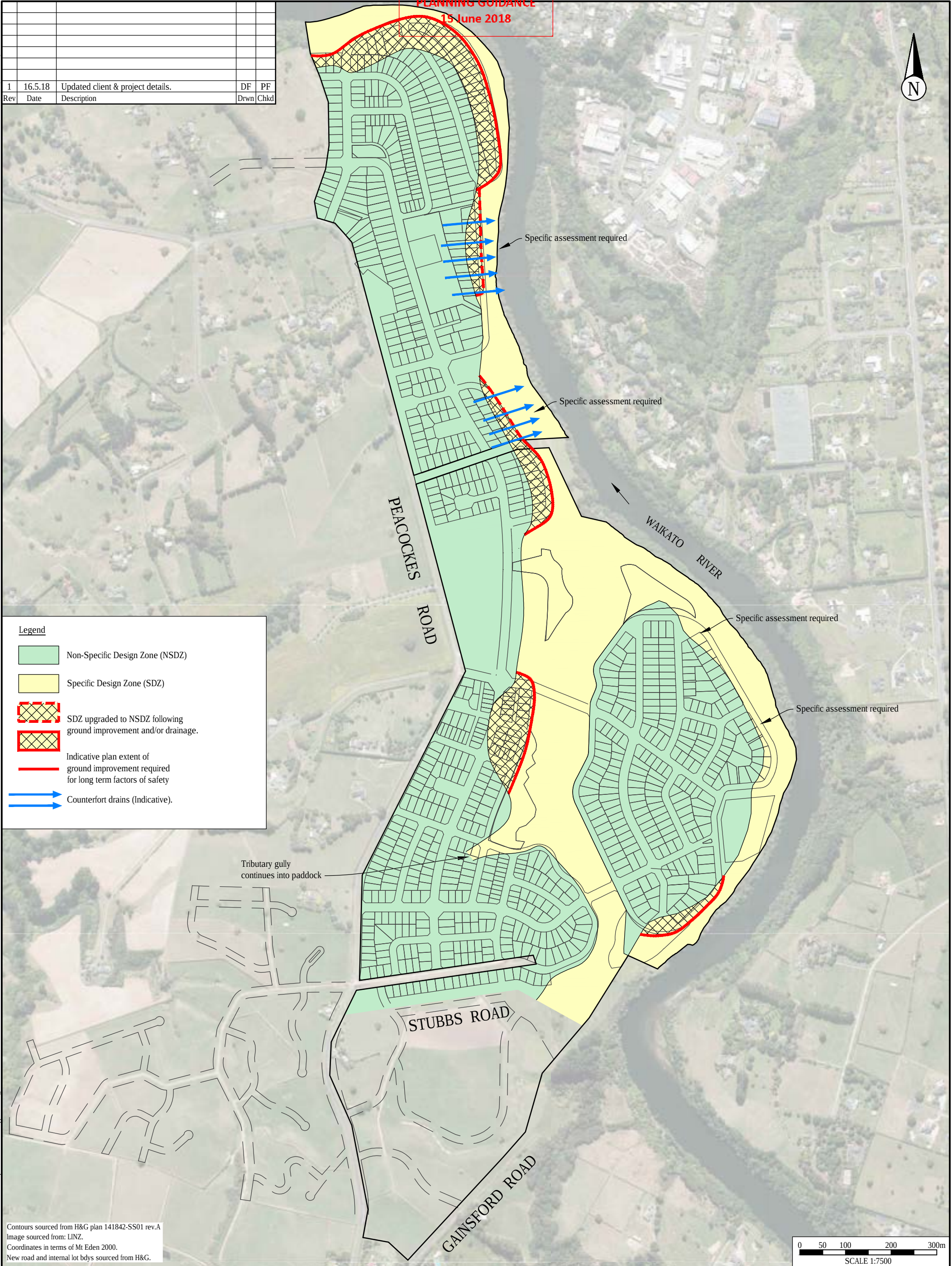
WESTON LEA LTD - AMBERFIELD SUBDIVISION
Initial Access Intersection - Peacockes Road

DRAWN: MP
DATE: 09/05/2018
SCALE: 1:1000 @ A3
DWG NO13646N5B



Received
PLANNING GUIDANCE
15 June 2018

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



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).

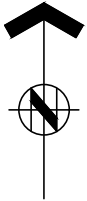
Contours sourced from H&G plan 141842-SS01 rev.A
Image sourced from: LINZ.
Coordinates in terms of Mt Eden 2000.
New road and internal lot bdys sourced from H&G.

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



CONTINUED ON DRG 141842-9051

CONTINUED ON DRG 141842-9053



ASSOCIATION OF CONSULTING
ENGINEERS NEW ZEALAND

ISO 9001
QUALITY
ASSURED

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



ARKJUN
AENDDEY
T PZWIDU
W FNDVPDX

REV	DESCRIPTION	DATE	BY
5	UPDATES ISSUED FOR RESOURCE CONSENT	MBT	27.03.19
4	UPDATES ISSUED FOR RESOURCE CONSENT	MBT	26.03.19
3	RESERVE AREA ADDED	MBT	12.03.19
2	LOT NUMBERS UPDATED	PXP	16.05.18
1	ISSUED FOR RESOURCE CONSENT	PXP	04.05.18
REF	REVISIONS	BY	DATE

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

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

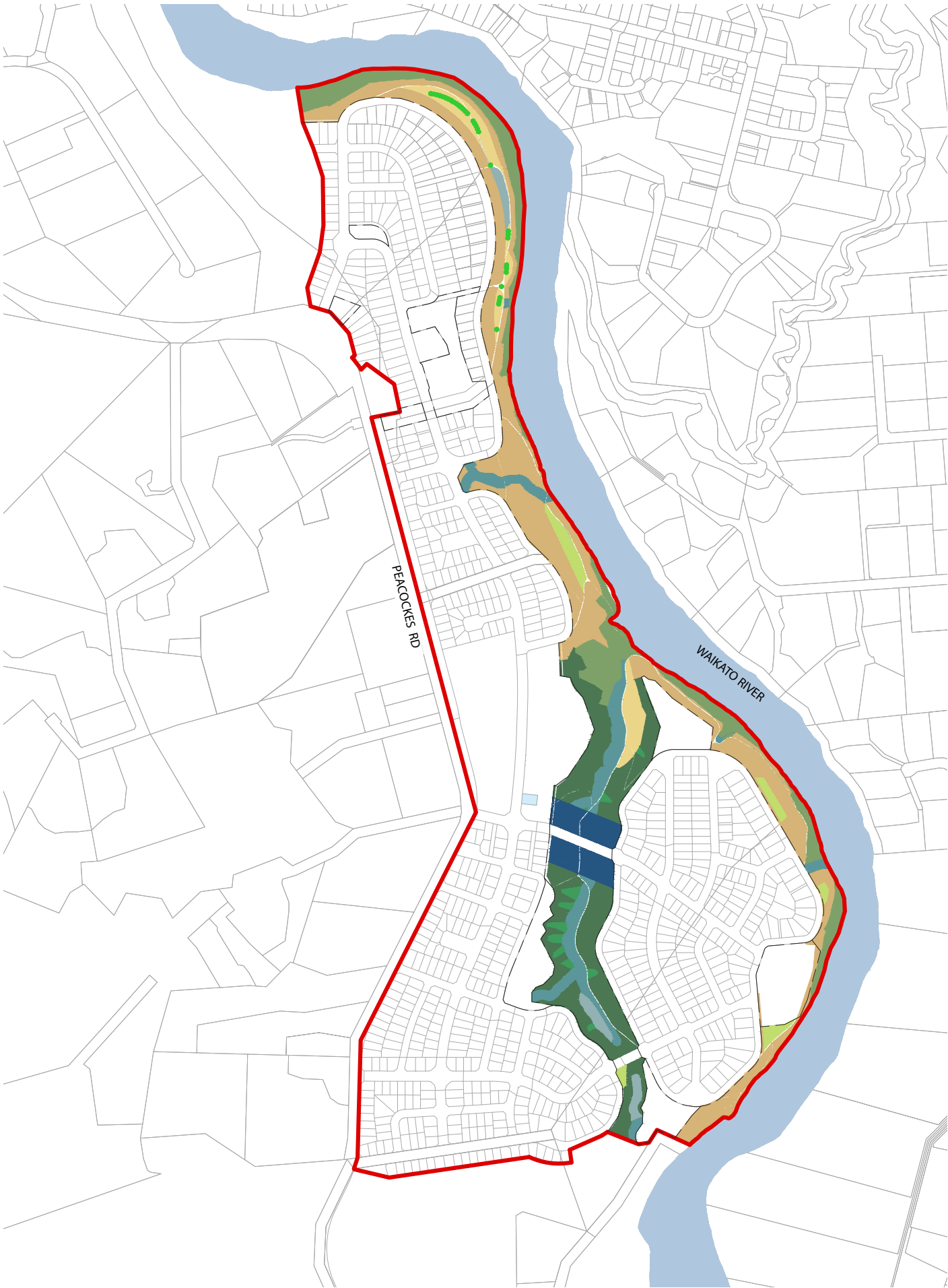
ORIGINATOR: PXP	DATE: 04.05.18	SIGNED:	PLOT BY: MBT
DRAWN: PXP	DATE: 04.05.18	SIGNED:	PLOT DATE: 09.04.19
CHECKED: BMI	DATE: 04.05.18	SIGNED:	SURVEY BY:
APPROVED: BMI	DATE: 04.05.18	SIGNED:	SURVEY DATE:

ISSUE STATUS:
FOR RESOURCE CONSENT

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

141842-9052

5



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 Peacockes 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)



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

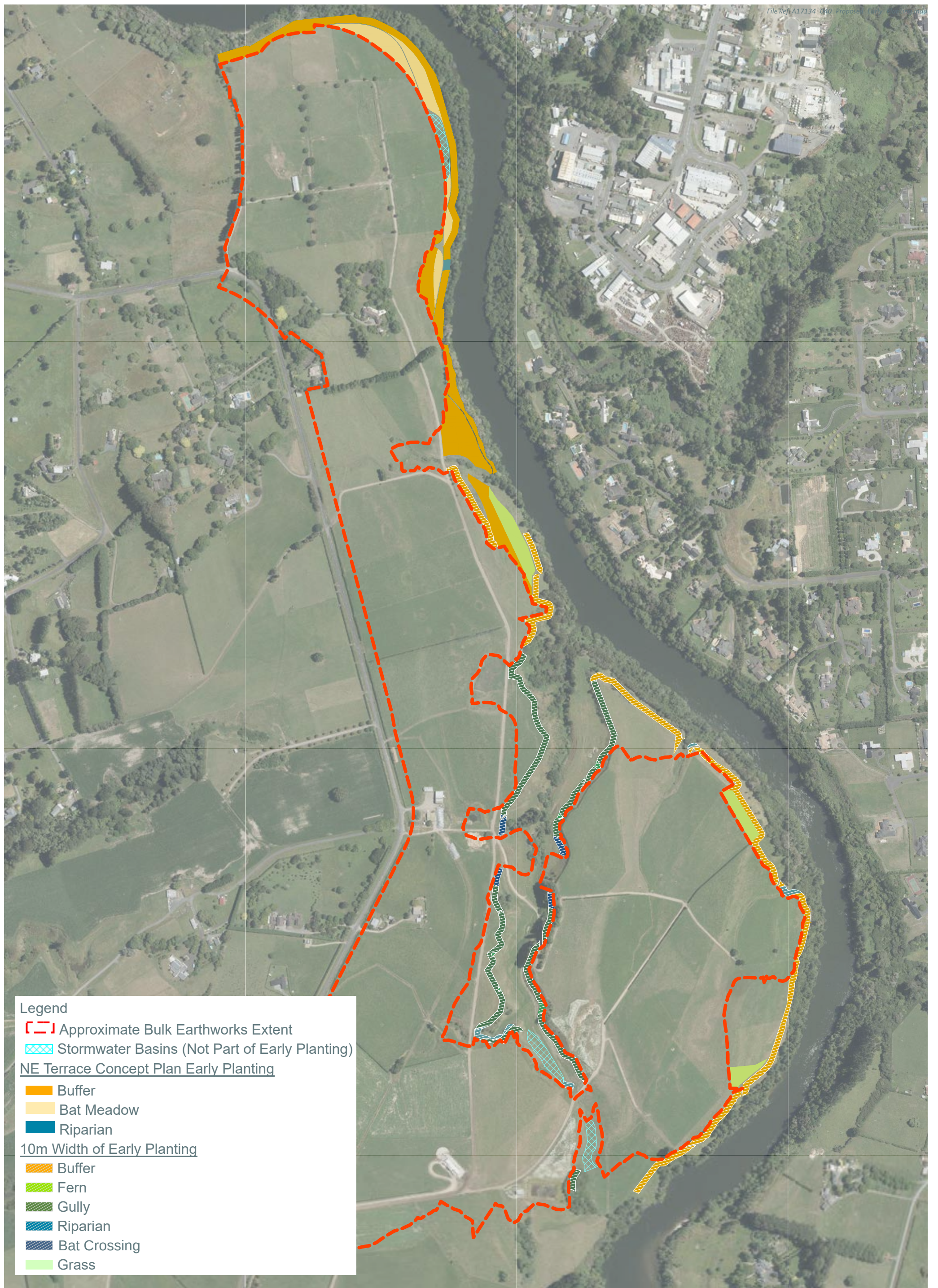
Project Manager: Rachel deLambert
@boffamiskell.co.nz

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

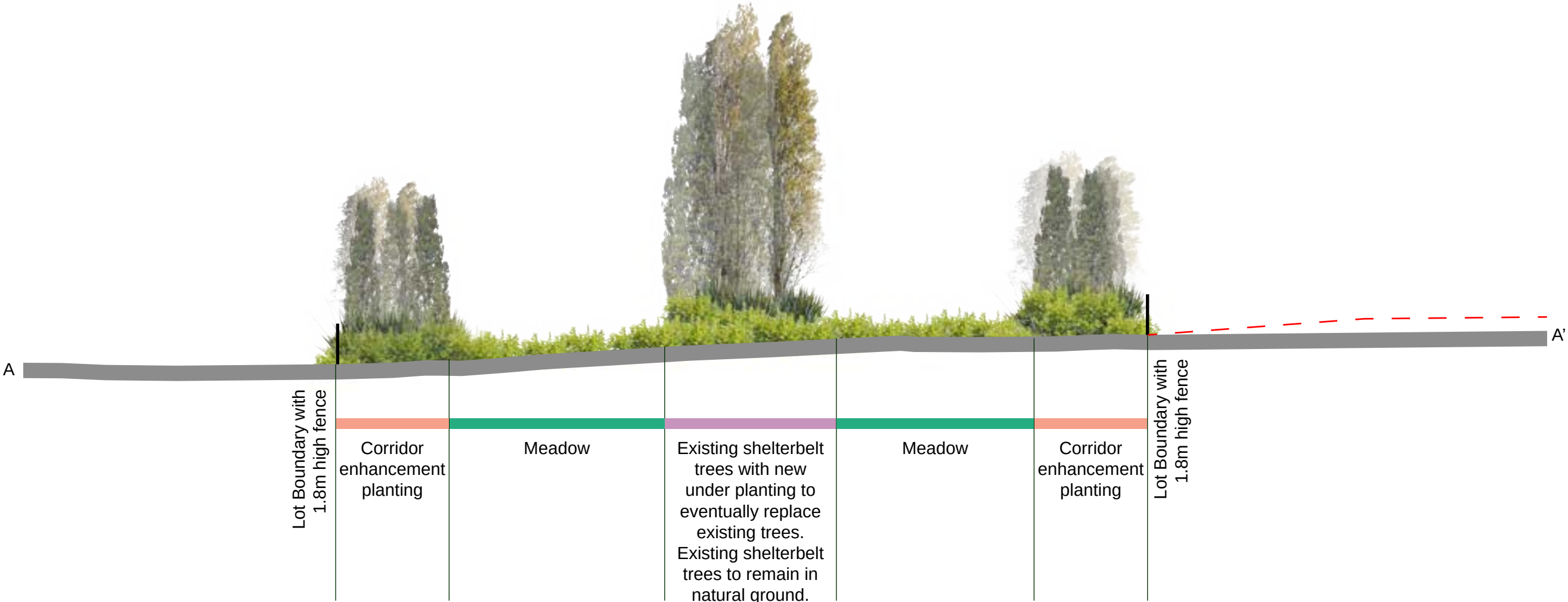
- Buffer
- Fern
- Gully
- Riparian
- Bat Crossing
- Grass





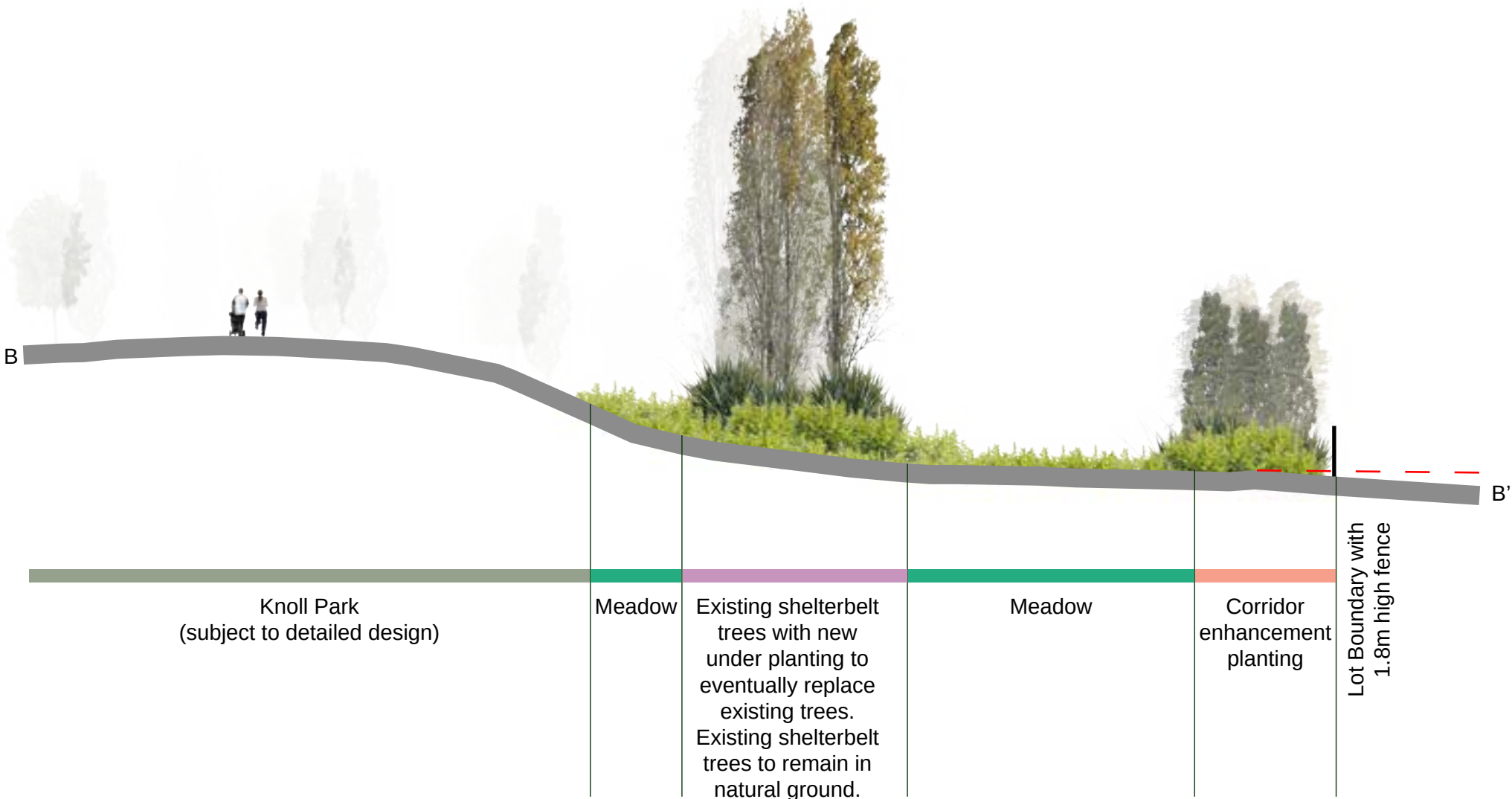


Location Plan





Location Plan



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Existing contours amended
Designed contours

Scale: 1:100@A1
1:200@A3

AMBERFIELD PEACOCKE STRUCTURE PLAN

Shelterbelt Cross Section BB

DRAWING NUMBER A17134_083c

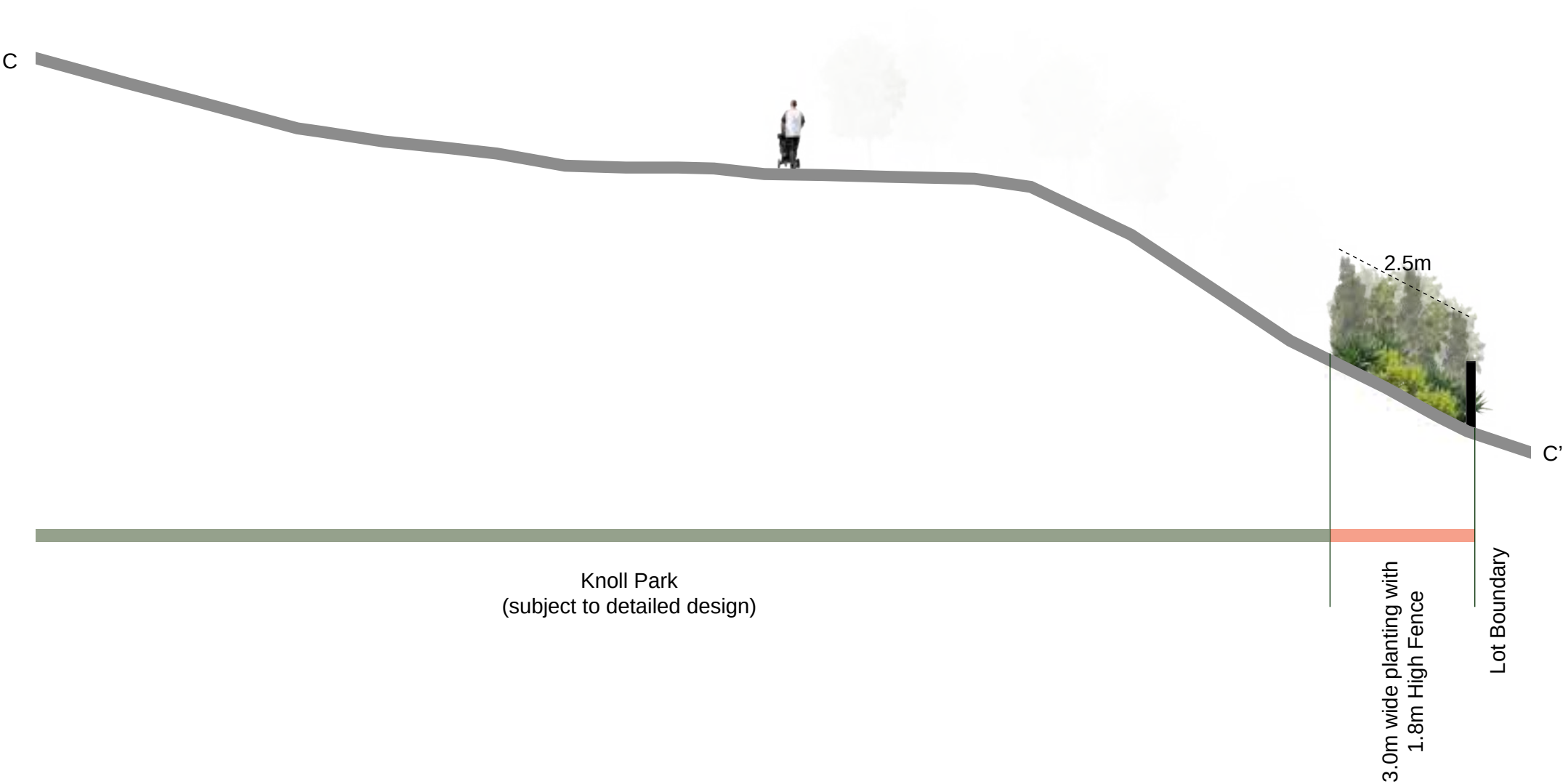
| Date: 29 June 2021 | Revision: P |

Plan prepared for Weston Lea Ltd by Boffa Miskell Limited

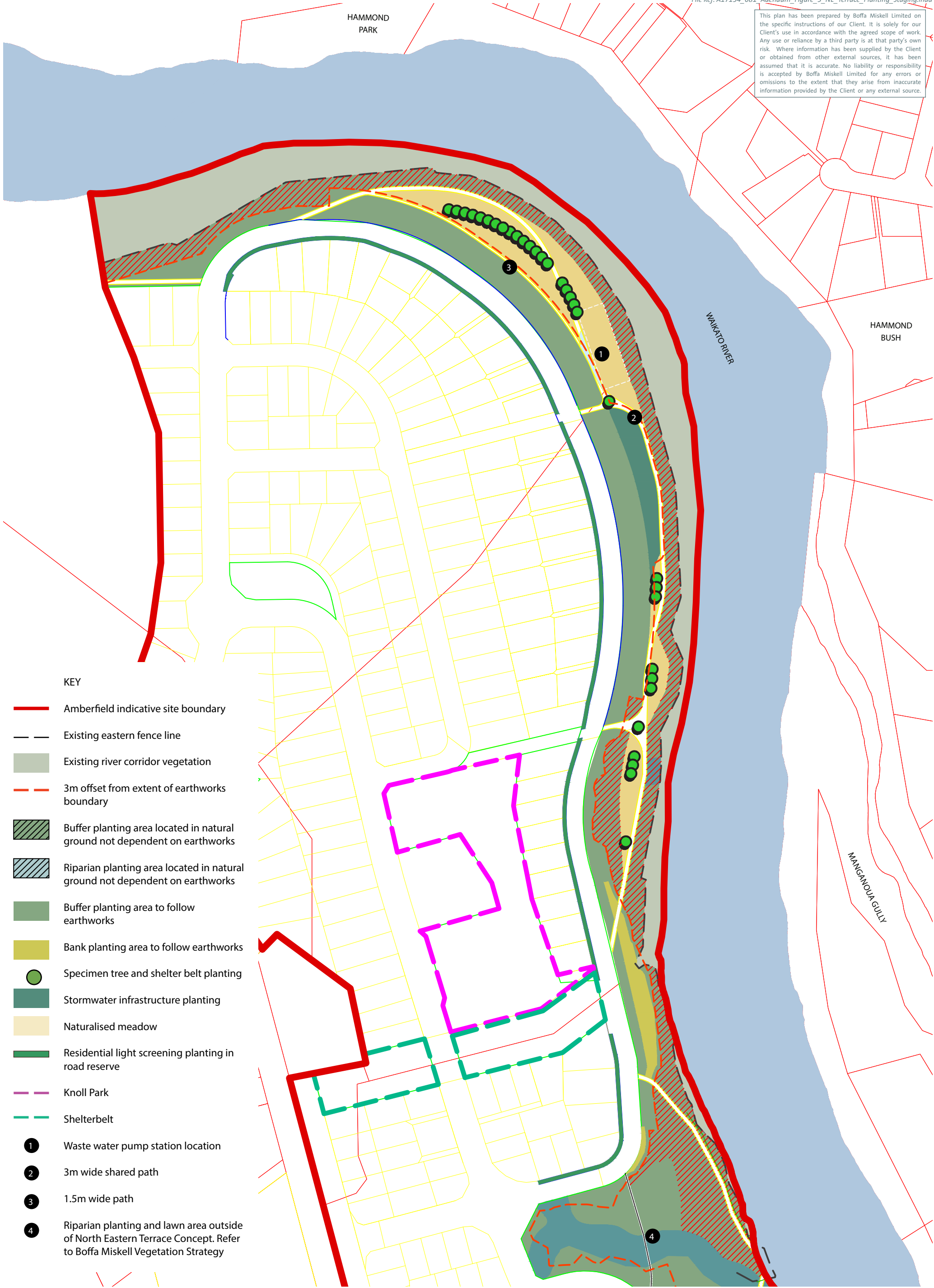
Project Manager: Rachel.deLambert@boffamiskell.co.nz | Drawn: BFo | Checked: ABI



Location Plan



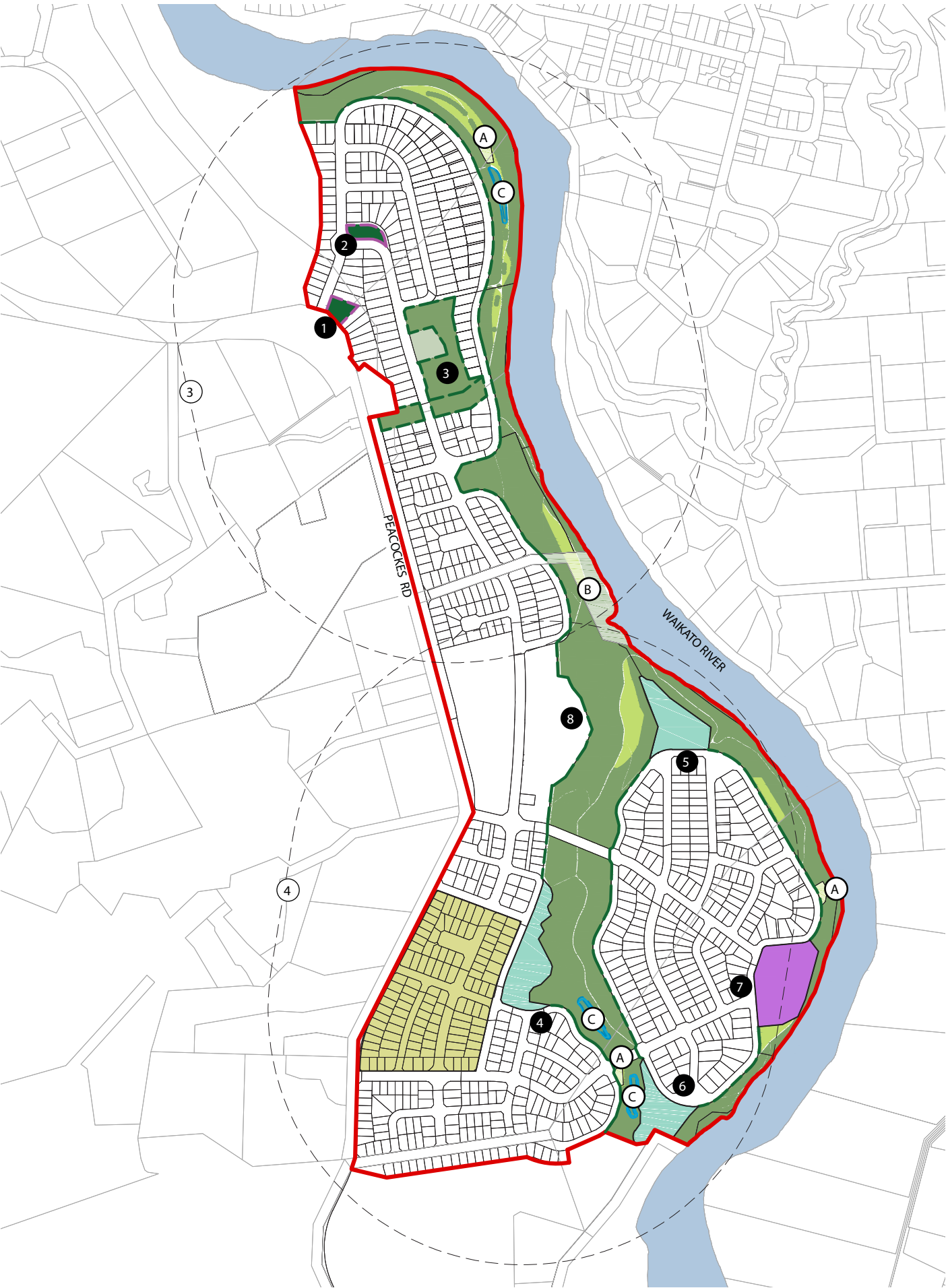
This plan has been prepared by Boffa Miskell Limited on the specific instructions of our Client. It is solely for our Client's use in accordance with the agreed scope of work. Any use or reliance by a third party is at that party's own risk. Where information has been supplied by the Client or obtained 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.



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
 - Provision for future open space in neighbourhood centre
 - Utility Lots
 - Existing Road Reserve
 - Stormwater Reserves



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

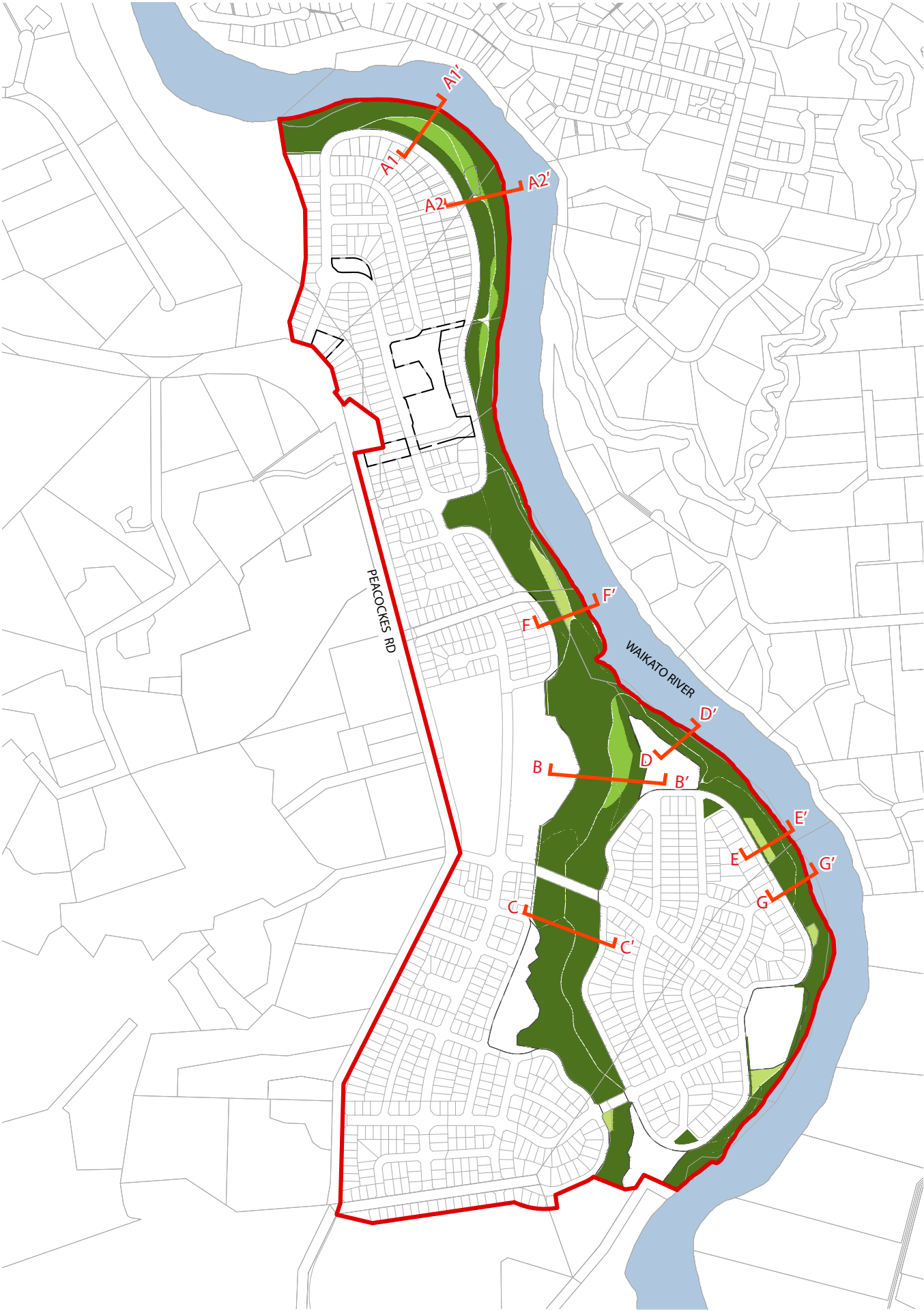
Drawn: BCI | Checked: RDe

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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

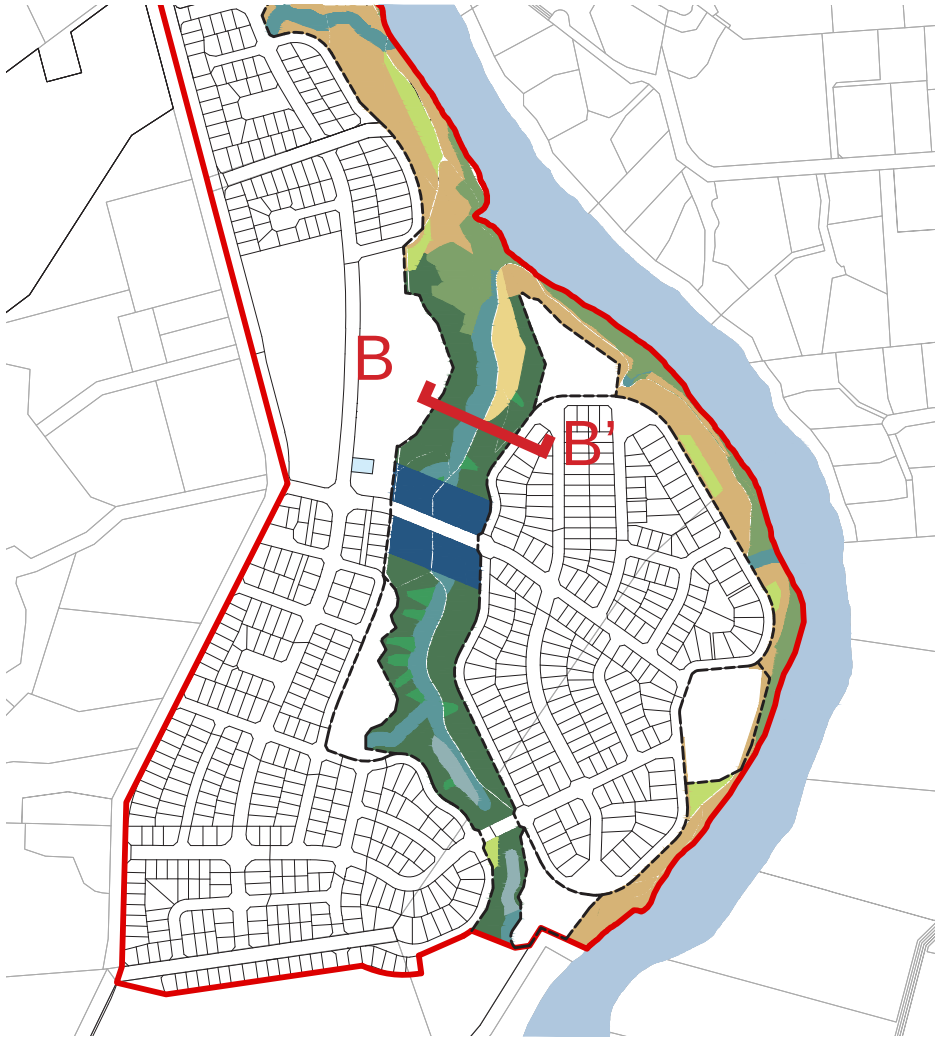
Drawn: BFo| Checked: JPo

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



Location Plan

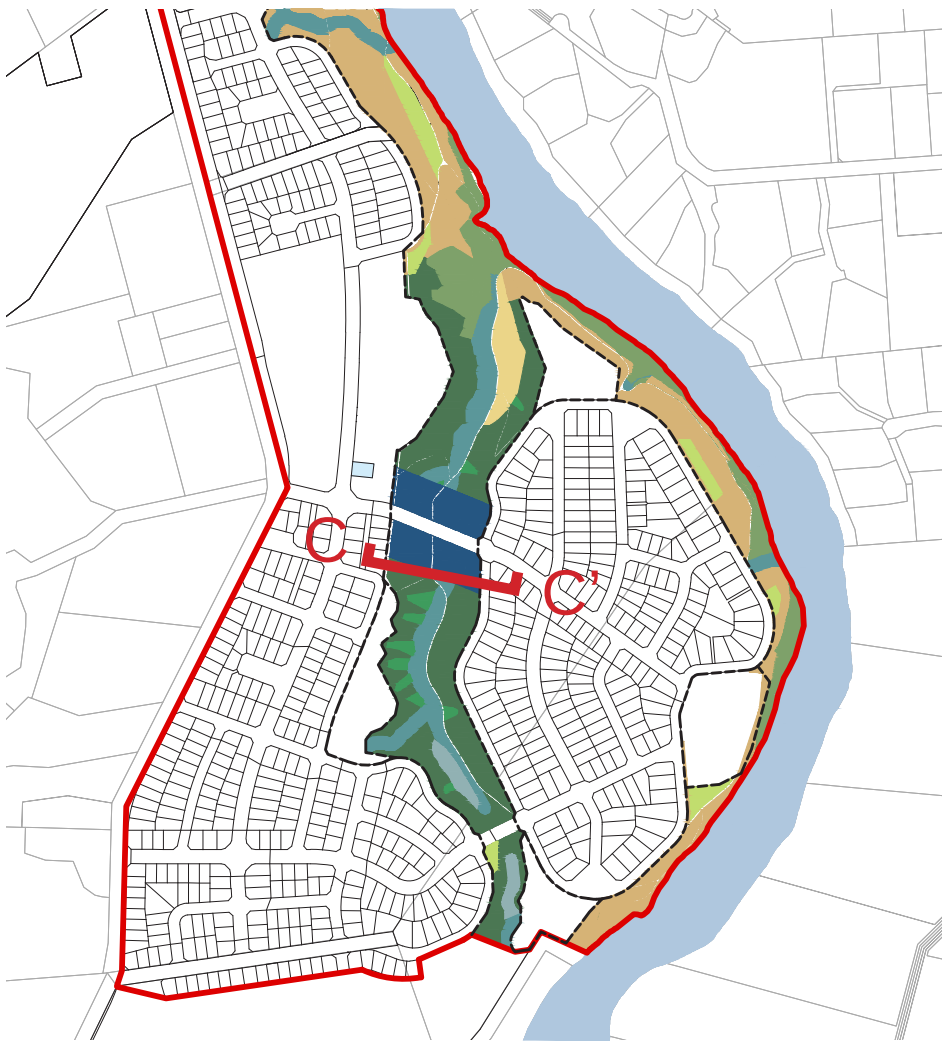


Legend:

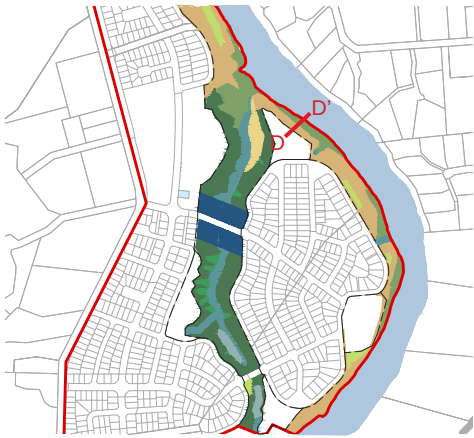
- First storey maximum forward position of building face and window location
- Second storey maximum forward position of building face and window location
- First Storey window
- Second Storey Window

Note:

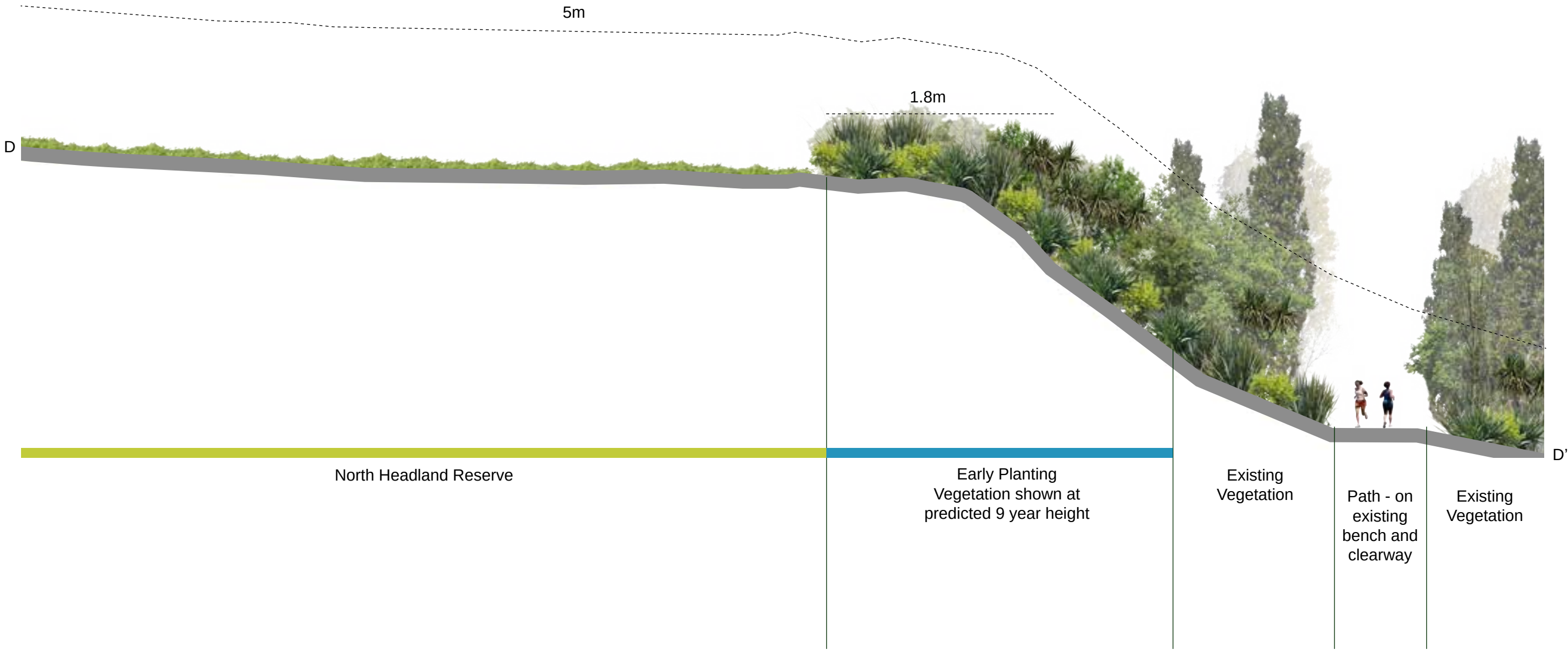
- Cross section indicatively shows predicted vegetation heights at time of house occupation based on consented staging plan
- Minimum floor to floor height: 2.7m, this is 2.4m ceiling height plus 0.3 construction.
- Top of window 2m above upper floor level with sloping roof fitting within recession plane.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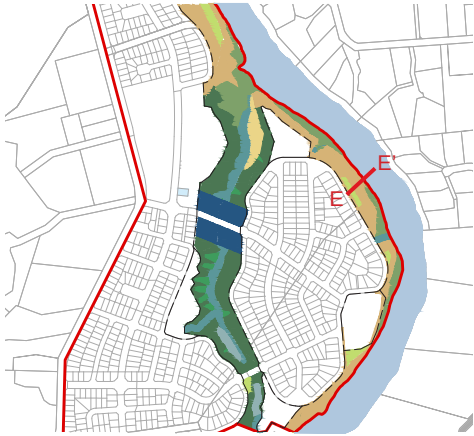


Location Plan



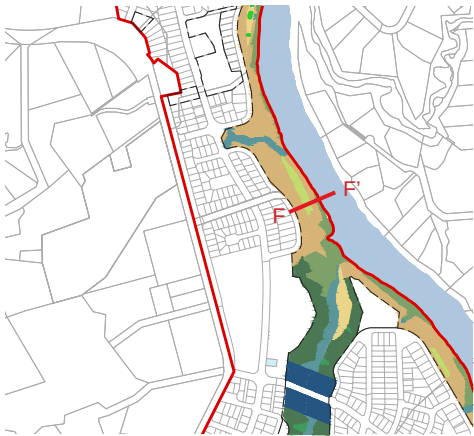
Location Plan





Location Plan





Location Plan



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Scale: 1:100@A1
1:200@A3

AMBERFIELD PEACOCKE STRUCTURE PLAN
Southern Waikato River Margin Section FF

DRAWING NUMBER A17134_094c

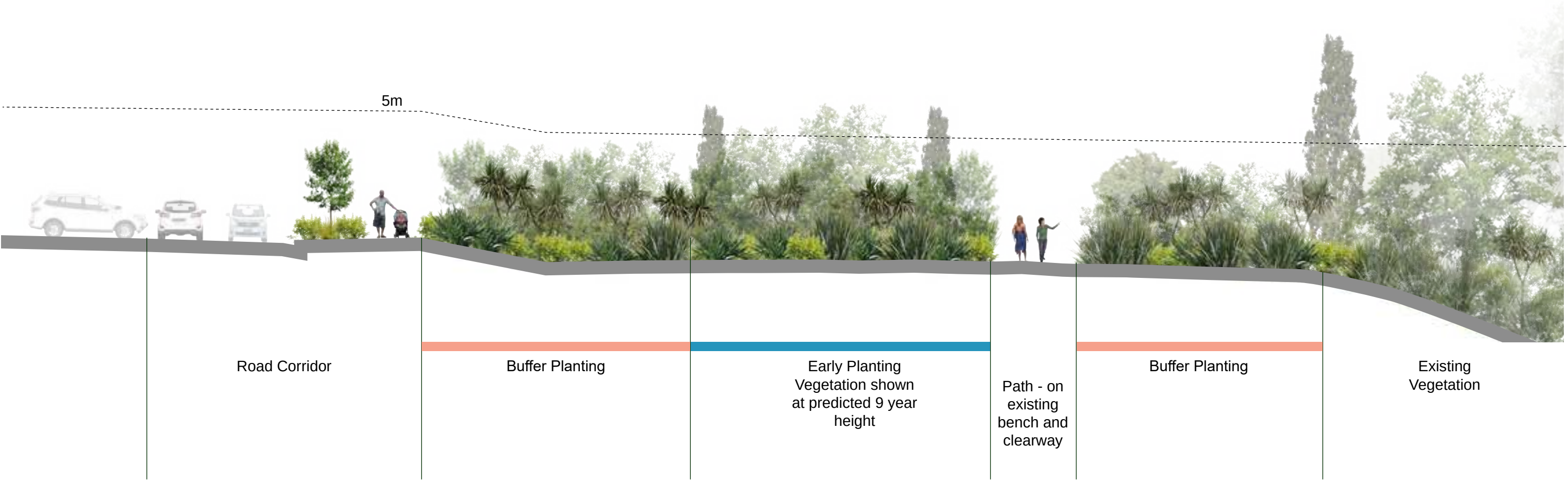
| Date: 22 February 2021 | Revision: - |

Plan prepared for Weston Lea Ltd by Boffa Miskell Limited

Project Manager: Rachel.deLambert@boffamiskell.co.nz | Drawn: BFo | Checked: ABl



Location Plan



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.

Scale: 1:75@A1
1:150@A3

AMBERFIELD PEACOCKE STRUCTURE PLAN
Southern Waikato River Margin Section GG

DRAWING NUMBER A17134_094d

| Date: 22 February 2021 | Revision: - |

Plan prepared for Weston Lea Ltd by Boffa Miskell Limited

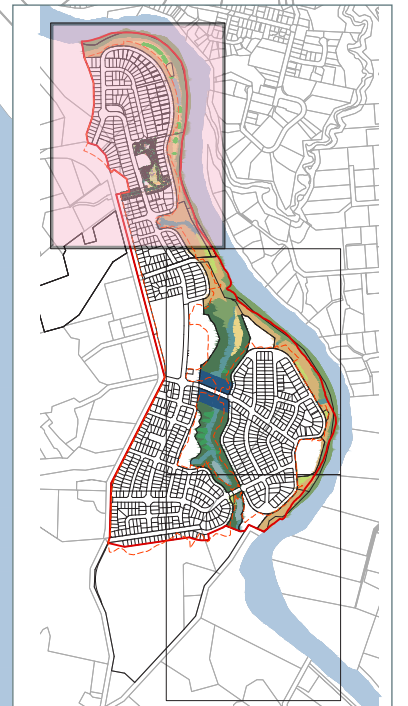
Project Manager: Rachel.deLambert@boffamiskell.co.nz | Drawn: BFo | Checked: ABI

Annexure A: Draft Species List

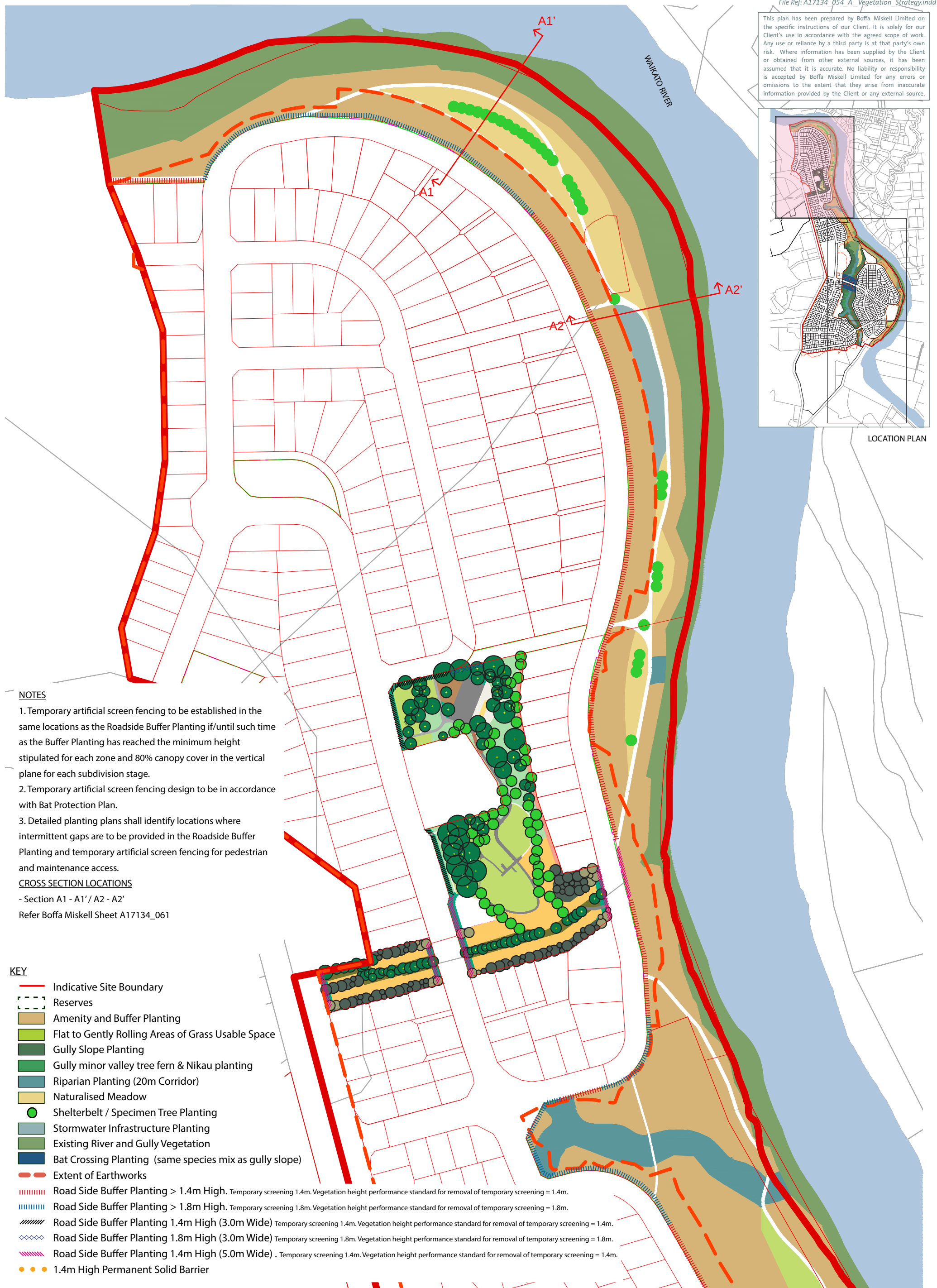
Planting lists for riverside and gully plantings and river side and gully side reserves.			Planting stages	1 = Plant in the open years.	2 = Plant in sheltered areas or among existing plants (2-3 years post planting) require protection from frost/shelter.	3 = Enrichment planted post canopy closure or 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>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 <i>S. chathamica</i> was planted by maori and depnding 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>	tall 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			✓	✓		✓
				Will likely colonise naturally - already present in riparian vegetation.					
<i>Doodia australis</i>	rasp fern	Fern & Nikau	1				✓	✓	✓

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 eugenioides</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 Asplenium x lucrosum. A hybrid of A. bulbiferum and A. dimorphum (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

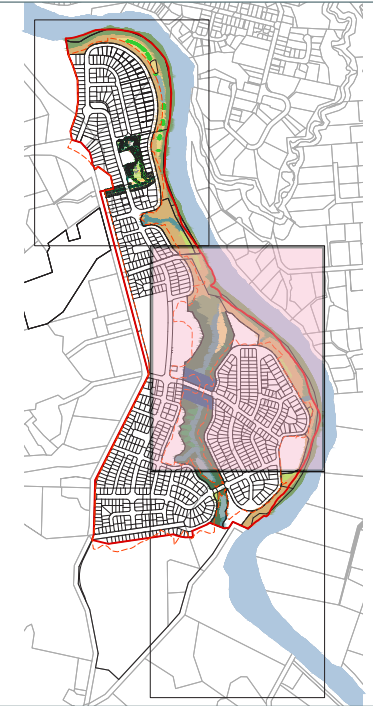
- Section A1 - A1' / A2 - A2'

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

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LOCATION PLAN

NOTES

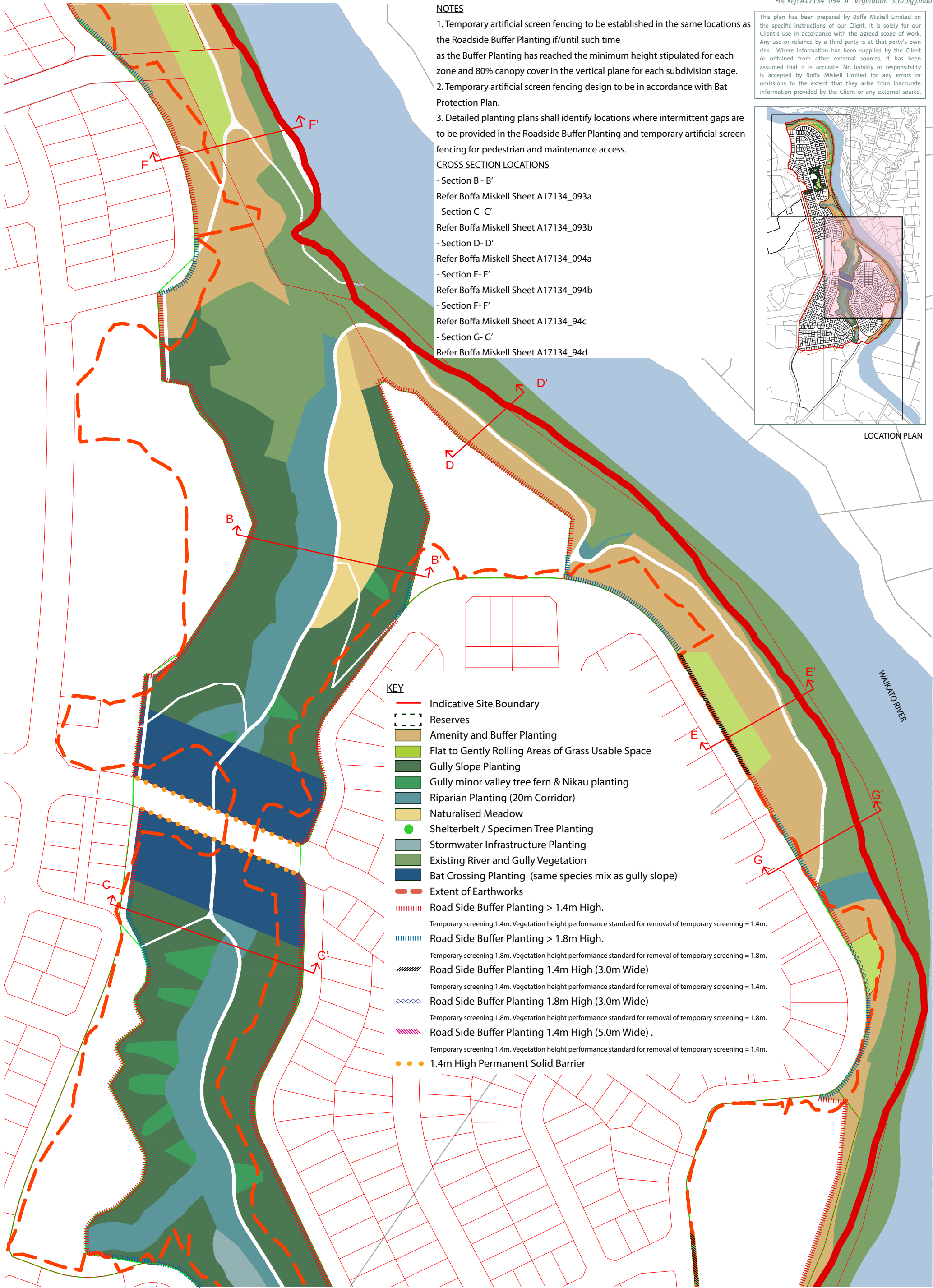
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2. Temporary artificial screen fencing design to be in accordance with Bat Protection Plan.
3. Detailed planting plans shall identify locations where intermittent gaps are to be provided in the Roadside Buffer Planting and temporary artificial screen fencing for pedestrian and maintenance access.

CROSS SECTION LOCATIONS

- Section 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

KEY

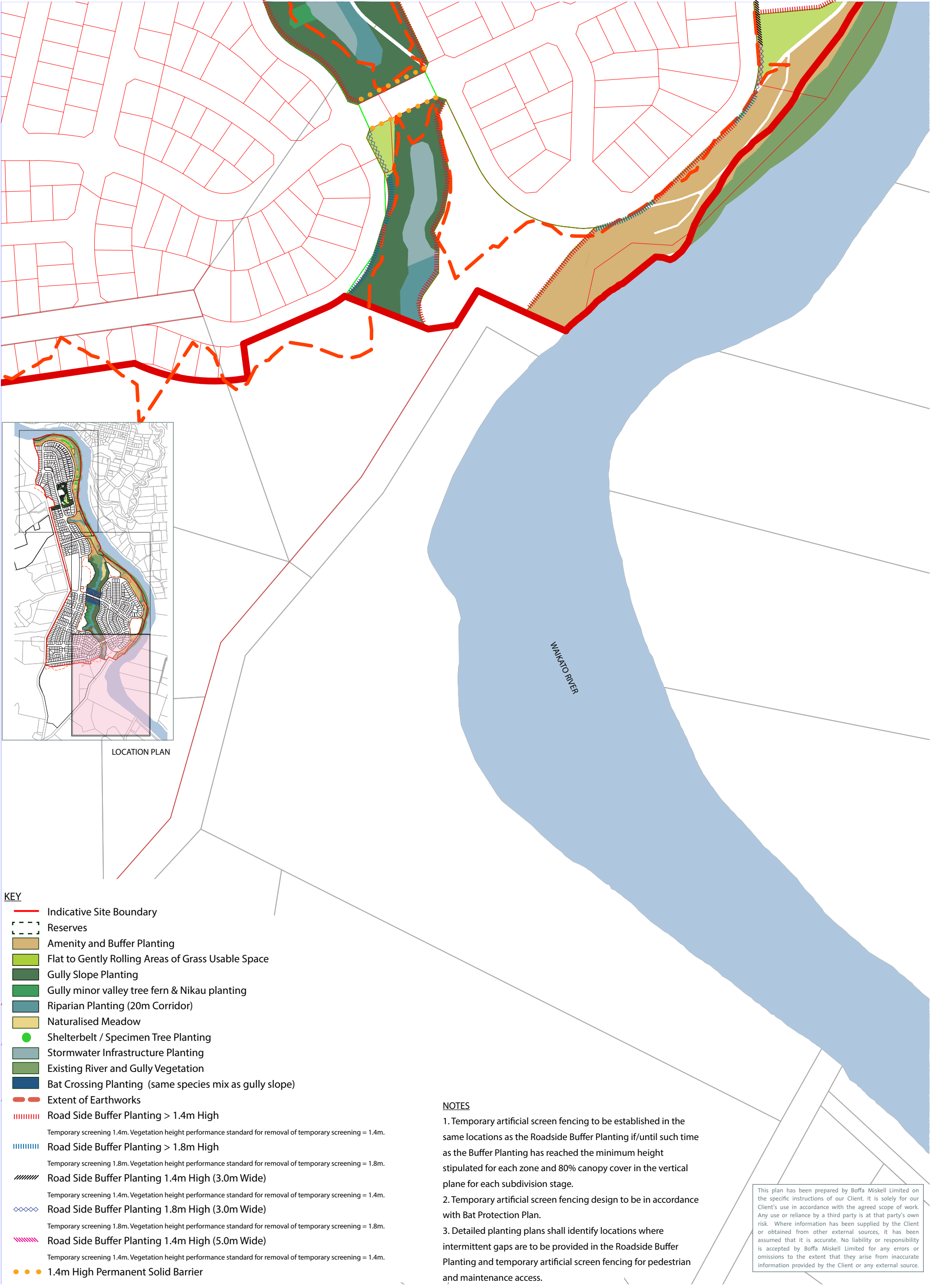
- Indicative Site Boundary
- Reserves
- Amenity and Buffer Planting
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Temporary screening 1.4m. Vegetation height performance standard for removal of temporary screening = 1.4m.
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Temporary screening 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.
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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



Data Sources:

0 75m
1:2,500 @ A3

Projection:

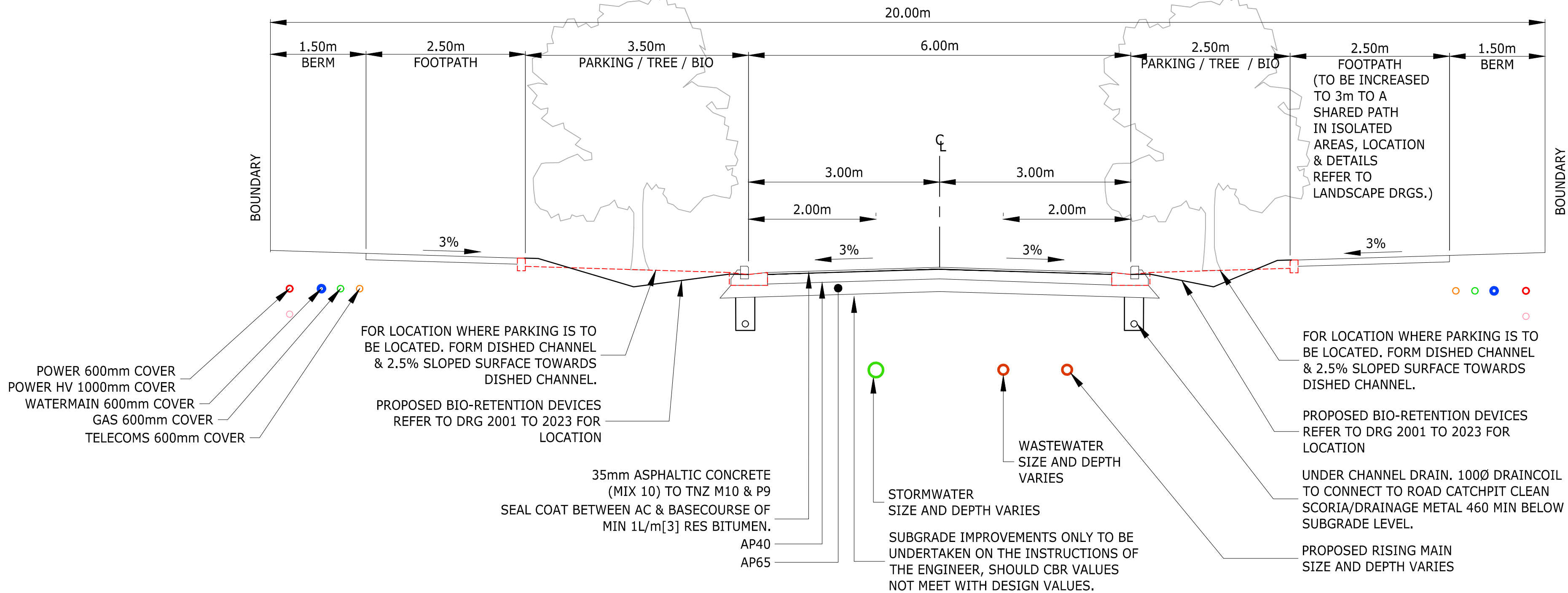




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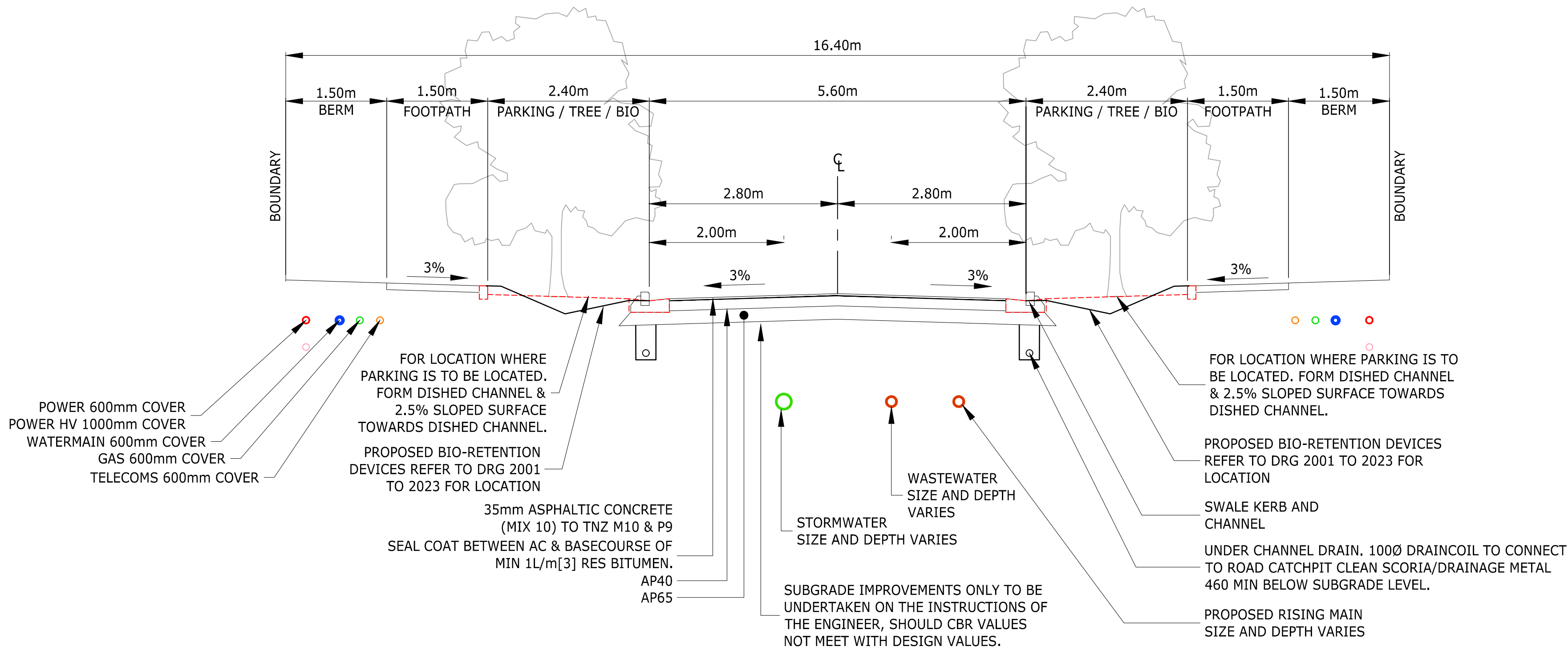
NOTES

- 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



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DILWORTH HOUSE 71 GREAT SOUTH ROAD
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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

PROJECT No:	SCALES:	A1
9820-141842-01	1:50 - A1 1:100 - A3	

DRAWING No:

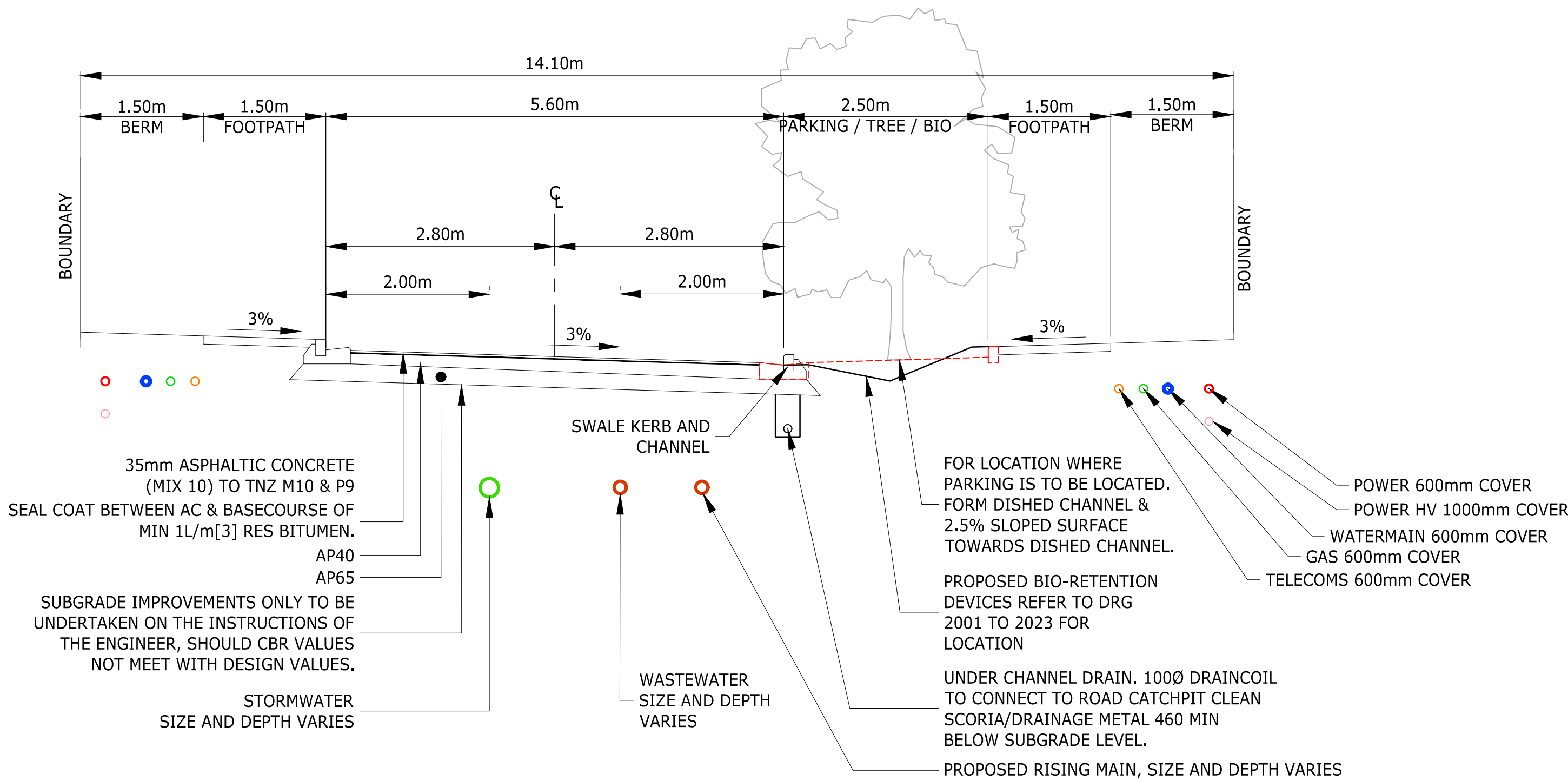
141842-1401

7



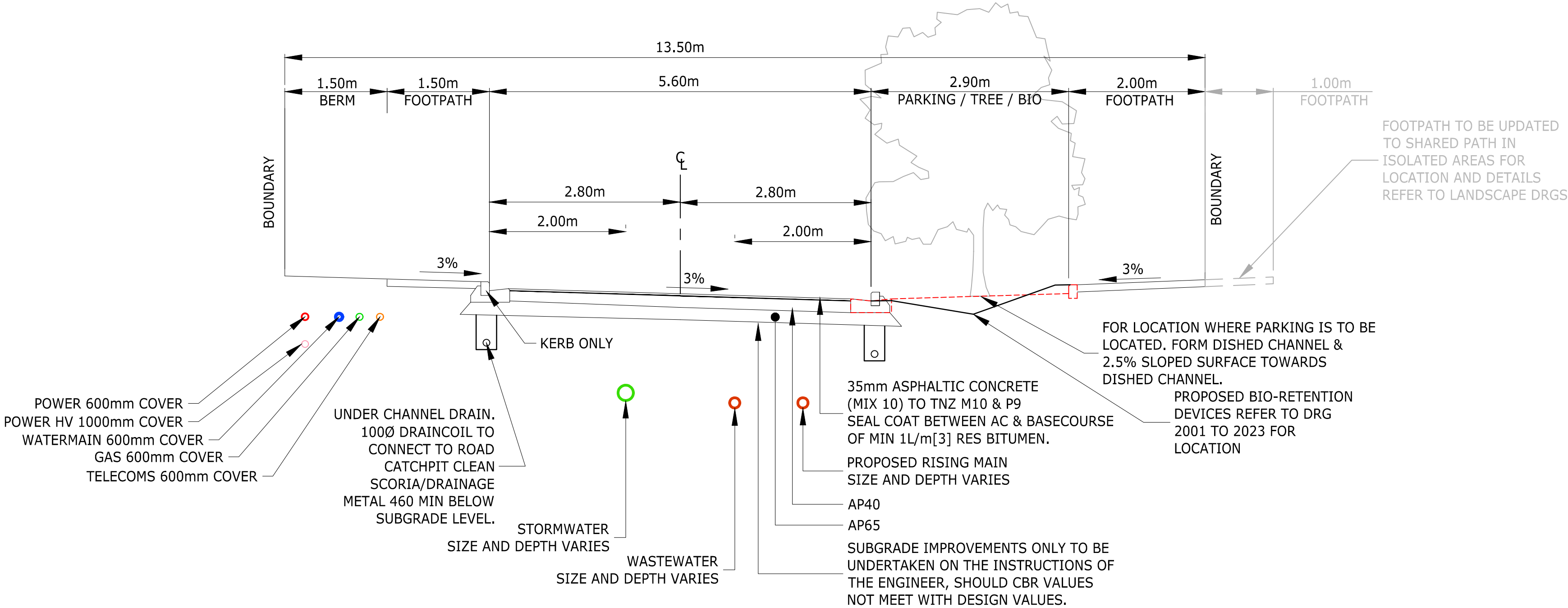
NOTES

- 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



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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 2 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

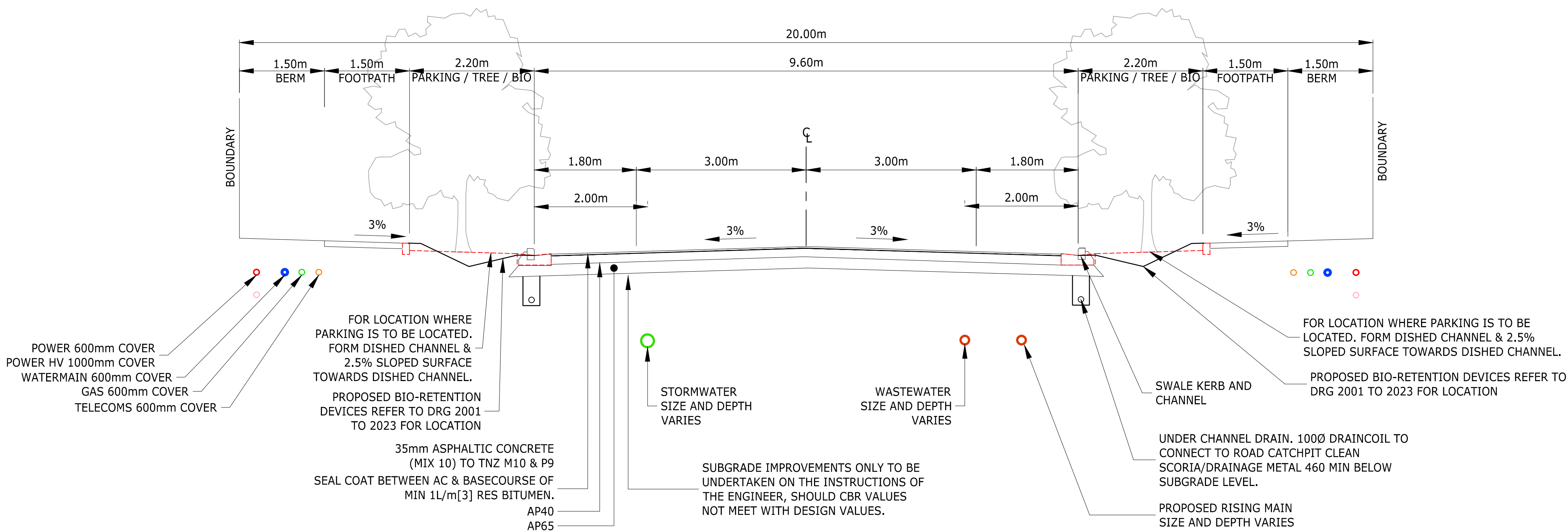
PROJECT No:	SCALES:	A1
9820-141842-01	1:50 - A1 1:100 - A3	
DRAWING No:		REV

141842-1402

7

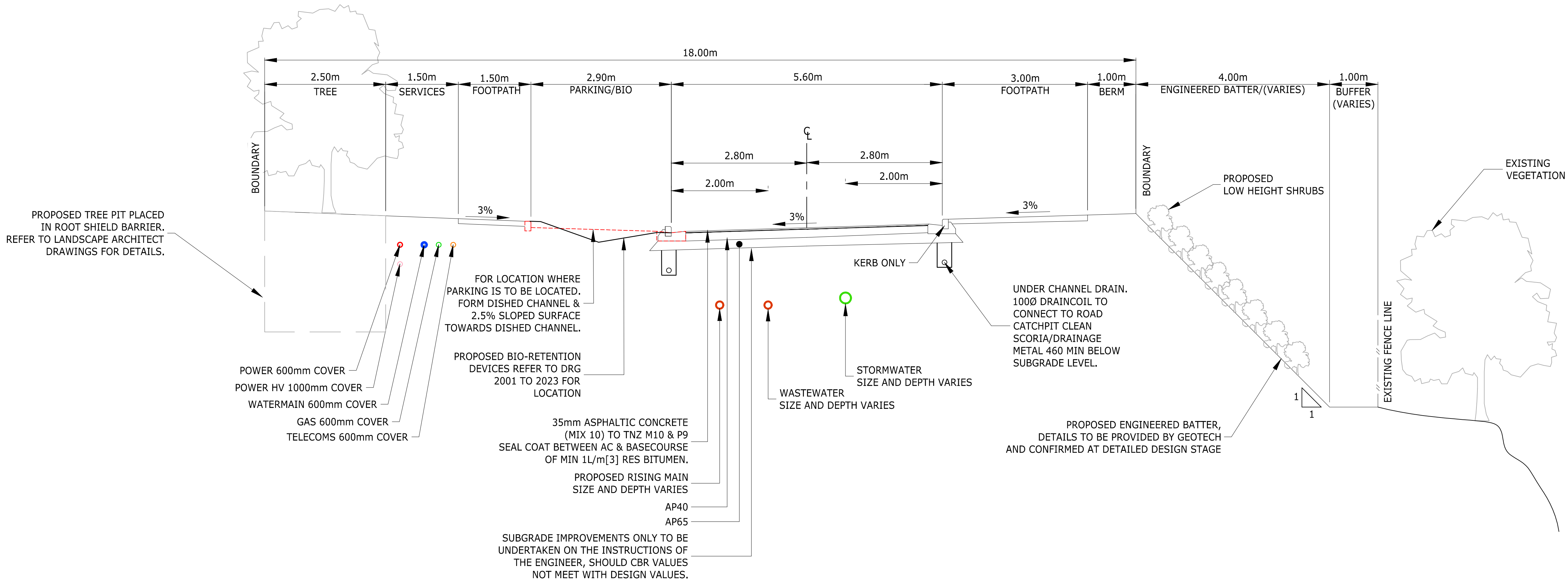
NOTES

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



TYPICAL LOCAL ROAD WITH CYCLE LANE (TYPE C)

SCALE 1:50-A1 1:100-A3



TYPICAL LOCAL PARK EDGE ROAD (TYPE E MODIFIED)

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 3 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

PROJECT No:	SCALES:	A1
9820-141842-01	1:50 - A1 1:100 - A3	
DRAWING No:		REV

141842-1403

7



- 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

0 30m
1:1000 @ A3

N

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

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Drawn: BFo | Checked: JPo

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