



Submission on a Notified Resource Consent Application

Resource Management Act 1991

OFFICE USE ONLY

File No: 10-2018-9853-001

Submission No: 31

Submitter's Details

Full name:	Chris and Ruth Eames		
Address:	54 Hudson st, Hamilton	Postal code:	3216
Name of agent: (if any)			
Address for service: (if different from above)			
Work Phone:		Mobile:	0276648372
Home Phone:	07 8567334	Fax:	
Email:	c.eames@waikato.ac.nz		

Submission Details

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

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

on the application made by (name of applicant):

Weston Lea Ltd

to (describe the proposal):

Get resource consent for Amberfield developmnet

at (address of proposal):

Peacockes

PLANNING GUIDANCE
27 SEP 2018
TIMEAM/PM

Planning Guidance

Hamilton City Council
Phone: 07 838 6699

Questions?

For general planning guidance enquiries, contact the duty planner
weekdays 8am – 4.45pm Email: planning.guidance@hcc.govt.nz

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

The planning for a vegetation strip beside the Waikato River

2. The reasons for my submission are:

We are concerned about the impact of the development on Hammond Bush on the Riverlea side of the river. This bush remnant has very high ecological values and is one of a few remaining in Hamilton. It attracts many visitors, the local community have invested a huge amount of time to restore the bush and property values benefit from its integrity.

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

The issues raised above could be mitigated by requiring the development to have a substantial native vegetation strip adjoining the riverbank across from Hammond Park. WE recommend that this strip be 40-50 metres wide from the river's edge. This would provide a good corridor for bats and birds, a reduction in light and noise pollution from the Amberfield development on Hammond Park, and a pleasant place for Amberfield residents to recreate. Such an amenity would almost certainly improve the environmental and social health of the development and likely raise its economic value.

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

☐ Yes ☒ No

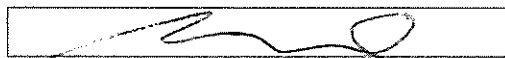
If others make a similar submission I/we will consider presenting a joint case with them at a hearing:

☐ Yes ☒ No

I have attached additional information in support of my submission:

☐ Yes ☒ No

Signature of submitter:



Date: 27 Sept 2018

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

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or post to:

Planning Guidance Manager

Planning Guidance Unit
Hamilton City Council
Private Bag 3010
Hamilton 3240

Remember to:

- ☐ Attach all supporting documents
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Questions?

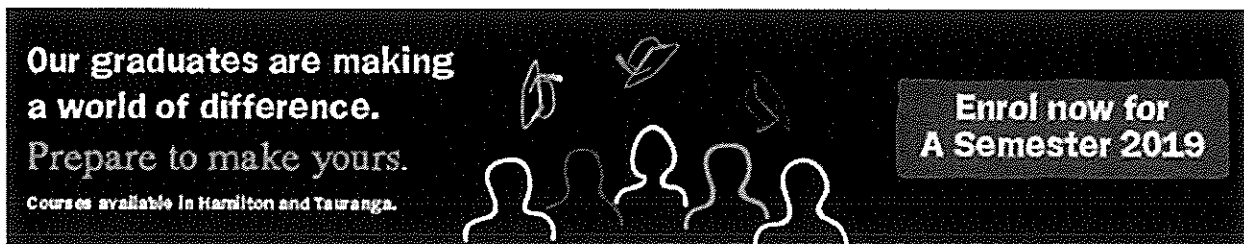
For general planning guidance enquiries, contact the duty planner weekdays 8am – 4.45pm Email: planning.guidance@hcc.govt.nz

Sarah Blanchett

From: Planning Guidance Customer Enquiry
Sent: Thursday, 27 September 2018 08:50
To: Sarah Blanchett
Subject: FW: Amberfield submission
Attachments: Amberfield Submission.pdf

From: Chris Eames <chris.eames@waikato.ac.nz>
Sent: Thursday, 27 September 2018 8:27 AM
To: Planning Guidance Customer Enquiry <Planning.Guidance@hcc.govt.nz>
Cc: dave@merestone.co.nz
Subject: Amberfield submission

Please find attached.



Submission on a Notified Resource Consent Application

Resource Management Act 1991

OFFICE USE ONLY

File No: 10.2018.9053.001

Submission No: 32

Submitter's Details

Full name:	John Elley & Pani Berghan		
Address:	179 Riverlea Road	Postal code:	3216
Name of agent: (if any)			
Address for service: (if different from above)			
Work Phone:	021-1567-165	Mobile:	021-1567-165
Home Phone:		Fax:	
Email:	pberghan@outlook.com		

Submission Details

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

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

on the application made by (name of applicant):

Weston Lea Limited

to (describe the proposal):

Peacockes Road Subdivision

at (address of proposal):

337-461 Peacockes Road, Hamilton

PLANNING GUIDANCE
26 SEP 2018
TIMEAM/PM

Planning Guidance

Hamilton City Council
Phone: 07 838 6699

Questions?

For general planning guidance enquiries, contact the duty planner
weekdays 8am – 4.45pm Email: planning.guidance@hcc.govt.nz

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

The high density of housing and lack of consideration of the visual and amenity effects and impact on the native bats.

2. The reasons for my submission are:

1. Visual Effects

The visual effects for residents of suburban properties in Riverlea which overlook the development. The report states that the effects are low to moderate. I would argue they are extremely significant and affect our views from both stories of the property. The image below shows the current view from our property across to the proposed development. Clearly the addition of high density residential properties will have a considerable negative impact.

2. Amenity Effects

The noise and dust from earthworks has been rated as minor. The report understates the impact on those overlooking the development as noise from rural activity and concerts in the gardens is already extensive in the prevailing wind. This noise is likely to continue once the development is populated.

3. Native Bats

The proposals to mitigate harm to the native bats do not go far enough and the developers themselves acknowledge that the threat is very significant or significant. This is not acceptable for an endangered species.

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

To mitigate the adverse effects raised above we propose a forest area of 50 metres deep between the top of the river bank and the urban area. This would provide a buffer for visual and amenity effects whilst improving the environment for the native bats. It will also provide valuable amenity value to the Amberfield community and a valuable resources for Hamiltonians and visitors. In addition, the inclusion of a forest area would improve the area's biodiversity.

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

☐ Yes ☒ No

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

☒ Yes ☐ No

I have attached additional information in support of my submission:

☒ Yes ☐ No

Signature of submitter:

Digitally signed by Paul Berghan
DN: cn=Paul Berghan, o, ou, email=pberghan@outlook.com, c=NZ
Date: 2018.09.27 11:29:47 +12'00'

Date: 27/09/2018

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

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or post to:

Planning Guidance Manager

Planning Guidance Unit
Hamilton City Council
Private Bag 3010
Hamilton 3240

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Planning Guidance

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Phone: 07 838 6699

Questions?

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Submission on: Weston Lea Limited – Peacocks Road Application
Submission from: John Andrew Elley and Pani Berghan
Address: 179 Riverlea Road, Hamilton
Work phone: 021-1567-165

We oppose the application for the following reasons:

1. Visual Effects

The visual effects for residents of suburban properties in Riverlea which overlook the development. The report states that the effects are low to moderate. I would argue they are extremely significant and effect our views from both stories of the property. The image below shows the current view from our property across to the proposed development. Clearly the addition of high density residential properties will have a considerable negative impact.

Image 1: View across to proposed development from 179 Riverlea Road.



2. Amenity Effects

The noise and dust from earthworks has been rated as minor. The report understates the impact on those overlooking the development as noise from rural activity and concerts in the gardens is already extensive in the prevailing wind. This noise is likely to continue once the development is populated.

3. Native Bats

The proposals to mitigate harm to the native bats do not go far enough and the developers themselves acknowledge that the threat is very significant or significant. This is not acceptable for an endangered species.

To mitigate the adverse effects raised above we propose a forest area of 50 metres deep between the top of the river bank and the urban area. This would provide a buffer for visual and amenity effects whilst improving the environment for the native bats. It will also provide valuable amenity value to the Amberfield community and a valuable resources for Hamiltonians and visitors. In addition, the inclusion of a forest area would improve the area's biodiversity.

From: Planning Guidance Customer Enquiry
Sent: Wednesday, 26 September 2018 10:36 AM
To: Sarah Blanchett <Sarah.Blanchett@hcc.govt.nz>
Subject: FW: Submission on the Weston Lea Limited - Peacockes Road Application

From: Pani Berghan <pberghan@outlook.com>
Sent: Wednesday, 26 September 2018 9:53 AM
To: Planning Guidance Customer Enquiry <Planning.Guidance@hcc.govt.nz>
Subject: Submission on the Weston Lea Limited - Peacockes Road Application

Tēnā koe

Please find attached our submission on the above application.

Please could you confirm receipt and advise whether there is any additional information you need to accept the submission?

Thank you

Nāku noa, nā
Pani Berghan & John Elley

Sent from Outlook

Sarah Blanchett

From: Pani Berghan <pberghan@outlook.com>
Sent: Thursday, 27 September 2018 11:31
To: Sarah Blanchett
Subject: Re: Submission on the Weston Lea Limited - Peacockes Road Application
Attachments: SubmissionV2.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Sarah

My apologies I didnt realise I had to complete the form. Please see attached.

Regards
Pani & John

Sent from Outlook

From: Sarah Blanchett <Sarah.Blanchett@hcc.govt.nz>
Sent: Wednesday, 26 September 2018 10:53 AM
To: pberghan@outlook.com
Subject: FW: Submission on the Weston Lea Limited - Peacockes Road Application

Dear Pani & John,

Thank you for your email.

Would you like to complete a submission form also? (See attached)

Kind regards,

Sarah Blanchett
Administration Support Officer | Planning Guidance

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



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

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Submission on a Notified Resource Consent Application

Resource Management Act 1991

OFFICE USE ONLY

File No: 10.2018.9853.001

Submission No: 33

Submitter's Details

Full name:	Genaya Lee Macklow		
Address:	212a Newell Road Tamahere	Postal code:	3283
Name of agent: (if any)			
Address for service: (if different from above)			
Work Phone:		Mobile:	0274552525
Home Phone:		Fax:	
Email:	sweetnlow@xtra.co.nz		

Submission Details

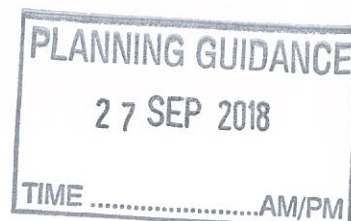
I/we ☐ support parts or all of ☒ oppose parts or all of ☐ in neutral to parts or all of
(tick as many as relevant)

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

on the application made by (name of applicant):

to (describe the proposal):

at (address of proposal):



Planning Guidance

Hamilton City Council
Phone: 07 838 6699

Questions?

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

Our CRITICALLY ENDANGERED long-tailed bats

Other Environmental Effects

5.4 Visual Effect

5.13 Amenity Effects

2. The reasons for my submission are:

Bats:

So far every urban development undertaken within Hamilton city has effectively deleted the long-tailed bat from the area, with lighting, noise and roading being the main culprits. "Seeking to avoid impact as much as practicable" is just not good enough when it comes to a CRITICALLY ENDANGERED species.

5.4 Visual Effect:

Absolutely disagree with the applicant stating visual effect of this development will be "no more than minor". Given that the subdivision is currently mostly farmland with very little plantings within the future sections (apart from grass) it is at risk of becoming a concrete jungle.

5.13 Amenity Effects: Noise and Dust.

I also completely disagree that the effects of noise and dust will be "no more than minor". Earthworks, roading and infrastructure all carry significant noise and dust pollution, especially with a development of this magnitude. With the way that sound travels across the river, along with the prevailing Westerly wind carrying noise and dust combined with the lack of vegetation across the farmland to act as a potential buffer, this is an inaccurate assessment of the issue.

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

With regards to our long-tailed bat population, there needs to be a switch from minimising the damage with the resulting development becoming "effectively impermeable" to bats, to doing as much as humanly possible to protect and enhance the environment favoured by these critically endangered animals. Start by mirroring and expanding on the neighbouring Hamsond Park which, is a proven bat habitat but too small to be ecologically stable long term.

Keep any roading and urban sprawl away from the riverbank and plant a substantial forest park all along the river bank of around 50 meters in depth. This will have many positive effects and will create a significant amenity value to future residents of the area as forest views along with the walkways will be valued and desirable.

This will also help the Hamilton City Council District Plan for "Significant Natural Areas" to meet the target 10% threshold for habitat sustainability, as it is currently only at about 1.5%.

Visual Effect

I suggest a major planting plan when the sections are divided up, away from potential building sites to help mitigate the negative visual effect of urban sprawl with no established vegetation. The type of trees can mirror the plantings in the forest park. Possibly aim for a particular number of tree plantings per hectare? Increase section sizes?

Amenity Effects

Must keep hours of noise from machinery, etc to daytime hours and certainly not on weekends.

To summarise, the area as been identified as having a "unique combination of characteristics" with the "rarest combination of attributes". Therefore shouldn't the resulting development of this land be reflective of this? I propose a much more ecological approach to this development, focusing on the uniqueness of this location and in particular its importance for the survival of the local long-tailed bat population. There is an opportunity here to create something special, unique and something that the local residents, Hamilton city and the Peacocke family can be proud of.

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

☐ Yes

☐ No

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

☒ Yes

☐ No

I have attached additional information in support of my submission:

☐ Yes

☒ No

Signature of submitter:



Date: 27/09/18

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Sarah Blanchett

From: Planning Guidance Customer Enquiry
Sent: Thursday, 27 September 2018 13:23
To: Sarah Blanchett
Subject: FW: Amberfield development
Attachments: WebPage.pdf

From: Genaya <sweetnlow@xtra.co.nz>
Sent: Thursday, 27 September 2018 1:15 PM
To: Planning Guidance Customer Enquiry <Planning.Guidance@hcc.govt.nz>; dave@merestone.co.nz
Subject: Amberfield development

Please find attached my submission regarding Weston Lea Ltd's proposal for the Amberfield development in Peacocke, Hamilton.


Regards,
Genaya Macklow

Submission on a Notified Resource Consent Application

Resource Management Act 1991

OFFICE USE ONLY

File No: 10.2018.9853.001

Submission No: 34

Submitter's Details

Full name:	Reinhold Theophilus Gregor		
Address:	14 Silva Crescent , Riverlea	Postal code:	3216
Name of agent: (if any)			
Address for service: (if different from above)			
Work Phone:	8395562	Mobile:	021353385
Home Phone:	8591264	Fax:	
Email:	theo@gregor.org.nz		

Submission Details

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

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

on the application made by (name of applicant):

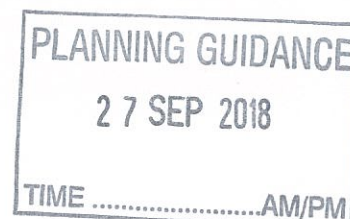
Weston Lea Limited

to (describe the proposal):

development of western bank of the waikato river in Peacocke

at (address of proposal):

337-461 Peacockes Road, Hamilton



Planning Guidance

Hamilton City Council
Phone: 07 838 6699

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

The inappropriately low degrees of environmental effects suggested in the application, specifically:

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

2. The reasons for my submission are:

Our property looks directly over the Waikato river at the northern end of this proposed development. At present this is a quite pastoral scene with rolling grassland. This bucolic terrain will be replaced by years of landscaping, digging and building and be replaced by a sea of rooftops. This is by no means a minor change. The loss of riverine vegetation will adversely affect the gains of the Hammond Park across the river in terms of preservation of birds, bats and flora. Please see photograph attached to the email

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

To require that the development be changed to address the above concerns, specifically:

1. The provision of a substantial forested riverside reserve across the river from Hammond Park, that would stretch to the south of Malcolm Street. This would be best achieved by replacing the 39 sections, in the northern corner of the subdivision, with a native forest river park. This would increase the sustainability of the 200 year old Hammond bush, support the native birds and protect the long-tailed bats, including from the affects of lighting. It would also go a long way to reducing the visual impact mentioned above.
2. Street lighting should be consistent with maintaining little impact as possible across the river.
3. Dust mitigation measures during earthworks should be made a condition of approval.

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

☒ Yes ☐ No

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

☒ Yes ☐ No

I have attached additional information in support of my submission:

☐ Yes ☐ No

Signature of submitter:

Date: 27 Sept 2018

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View over the Waikato river looking southwest over the northern area of the proposed development by Weston Lea Limited

Sarah Blanchett

From: Planning Guidance Customer Enquiry
Sent: Thursday, 27 September 2018 15:59
To: Sarah Blanchett
Subject: FW: Submission regarding proposal of development in Peacocke 377-461

From: R T Gregor <theogregor@icloud.com>
Sent: Thursday, 27 September 2018 3:48 PM
To: Planning Guidance Customer Enquiry <Planning.Guidance@hcc.govt.nz>
Subject: Submission regarding proposal of development in Peacocke 377-461



<https://www.hamilton.govt.nz/our-services/planningguidanceandresourceconsents/publicly-notified-applications/2018 Document folder/Adare - Submission Form.pdf>

Theo Gregor MB, BCH PhD FRCS FACS

Otolaryngologist/Head and Neck Surgeon. MCNZ 28944

Tangmere Clinic, 8 Mill Lane Hamilton 2001

Phone: 07 839 5562 fax: 07 839 5568

Mobile 021 35 3385

theo@gregor.org.nz website: www.gregor.org.nz

Sarah Blanchett

From: Planning Guidance Customer Enquiry
Sent: Thursday, 27 September 2018 15:59
To: Sarah Blanchett
Subject: FW: Adare - Submission Form.pdf Apologies the last one was blank
Attachments: Adare - Submission Form.pdf

From: R T Gregor <theogregor@icloud.com>
Sent: Thursday, 27 September 2018 3:57 PM
To: Planning Guidance Customer Enquiry <Planning.Guidance@hcc.govt.nz>
Subject: Adare - Submission Form.pdf Apologies the last one was blank

R T Gregor
theo@gregor.nz
theogregor@icloud.com
14 Silva Crescent, Riverlea, Hamilton

Submission on a Notified Resource Consent Application

Resource Management Act 1991

OFFICE USE ONLY

File No: 10.2018.9853.001

Submission No: 35

Submitter's Details

Full name:	Alison Keehan		
Address:	Peacockes road	Postal code:	
Name of agent: (if any)			
Address for service: (if different from above)	c/o 2 Maru Way Hamilton 3210		
Work Phone:		Mobile:	027 220 2642
Home Phone:		Fax:	
Email:	amkeehan@kinect.co.nz		

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(tick as many as relevant)

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

on the application made by (name of applicant):

Weston Lea

to (describe the proposal):

Change land use and allow subdivision of 106 ha east of peacockes road

at (address of proposal):

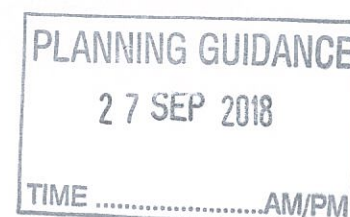
Peacockes Road

Planning Guidance

Hamilton City Council
Phone: 07 838 6699

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

I support the proposal to change the land use to residential and begin subdivision.
I oppose the staging proposal that does not allow for roading network upgrades to be progressively completed prior to the transportation effects increasing.
I oppose that there are no design standards set for multi story duplexes and townhouses.
I support the mitigation measure of an off road shared path being constructed from north to south of the 106 hectare area during the first stage of subdivision to allow vulnerable users to avoid the increased traffic including construction traffic along Peacockes road.

2. The reasons for my submission are:

Development needs to begin sooner rather than later to allow spreading of the construction and building trades resource required.

The traffic impacts cannot be left to become untenable before undertaking improvement works as the development disbenefits are then met by the public in congestion delay costs from increased traffic volumes. There will also be the increased cost of temporary traffic management and higher traffic impacts overall during construction.

Without design standards there is a high risk of cheap and unattractive buildings being constructed and a lost opportunity for beautiful liveable new community to be created.

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

Upgrade the Normandy/Lorne intersection to give three lanes eastbound with a free left turn into Lorne st. On completion of this work 150 lots can be developed.

The remaining lots to be developed once Peacockes road is connected with Wairere Drive and the minor calming and improvement works proposed by HCC for Peacockes road and Bader st as outlined on page 12 of the Stantec S92 response of 16 August 2018 and the new Dixon road/SH3 roundabout are completed.

Set design standards for the multistory duplex and townhouses etc to ensure the architecture is of a high standard with excellent visual impact and liveability

The three waters (SW, WW and Potable water) networks are to include adequate capacity for the future maximum allowable subdivision levels of the properties on the western side of Peacockes road that are within the Amberfield stormwater catchment.

Ensure the upgrade of Peacockes road and construction of new turning bays and medians allows for safe turning into and out of the existing driveways and also not make future development of the eventual new urban roading network on the west side of Peacockes roads unnecessarily difficult.

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

☐ Yes ☒ No

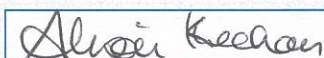
If others make a similar submission I/we will consider presenting a joint case with them at a hearing:

☒ Yes ☐ No

I have attached additional information in support of my submission:

☒ Yes ☐ No

Signature of submitter:



Date: 27 September 2018

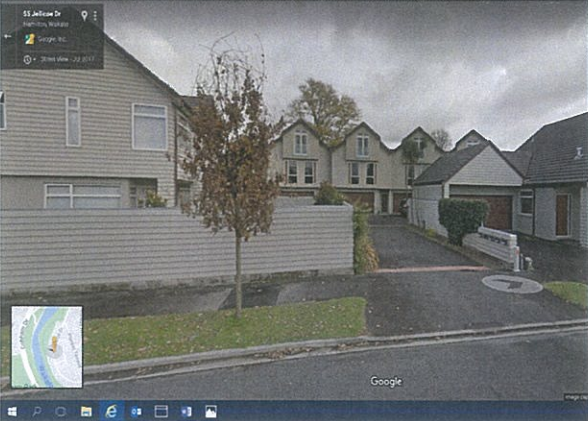
Signature is not required if you are making a submission by email

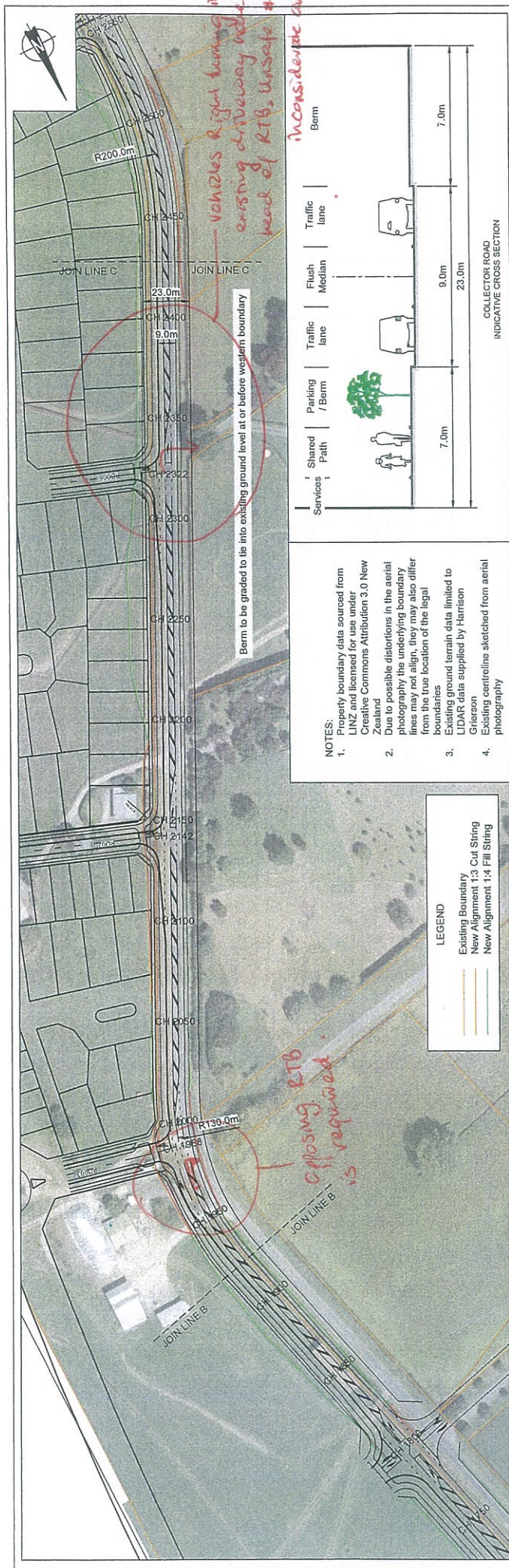
- **The closing date for serving a submission on Hamilton City Council is the 20th working day after notification date.**
- **A copy of your submission must be served by you (the submitter) to the applicant at their address of service as soon as reasonably practicable after serving your submission to Hamilton City Council.**
- **For more information on making a submission please refer to the website: www.mfe.govt.nz**

Weston Lea subdivision consent application

Submitter seeks implementation of design standards on duplexes and townhouses.

X Without controls the result may be as shown below:	
Duplex and Townhouse developments are built with low aesthetic value or lack of architectural fit with surrounding properties because there are no design standards setting styles, materials and colours etc.	
	
New duplex two story property located on Peacocks Road. Change in type of linings and colour between top and bottom stories and random placement of windows makes this property unattractive.	Located on Normandy Avenue. Colours and roof styles of the centre property (orange brick with gable roof) and the townhouse development on the right of this picture (purple red brick with skillion roof) clash making it visually disturbing.

With design controls the standards of the two developments shown below are more likely to be met. These developments are well designed, attractive and fit into their neighbourhoods with no visual disharmony. Setting standards of design assists with allowing freehold development (so no body corporate) because the colours and standards are defined for maintenance.	
√	√
	
Located in Hayes Paddock. Well planned, good aesthetics and architectural fit with other surrounding properties.	Located on Grantham Street. Well designed and attractive.

[illegible]

Alison Keehan

From: Alison Keehan
Sent: Wednesday, 26 September 2018 9:56 AM
To: 'amkeehan@kinect.co.nz'
Subject: FW: Peacockes amberside ICMP

Dear HCC Planner - Their SW network and treatment system should also include capacity for stormwater from the catchment that drains to theirs from the western side of Peacockes Road. The flows from this catchment should be calculated assuming full development to structure plan zoning.

From: Alison & Michael Keehan <amkeehan@kinect.co.nz>
Sent: Wednesday, 26 September 2018 8:13 AM
To: Alison Keehan <Alison.Keehan@nzta.govt.nz>
Subject: Fwd: Peacockes amberside ICMP

Sent from my iPad

Begin forwarded message:

From: Alison Keehan <Alison.Keehan@nzta.govt.nz>
Date: 17 May 2018 at 2:23:46 PM NZST
To: Ben Inger <B.Inger@harrisingrierson.com>
Cc: "amkeehan@kinect.co.nz" <amkeehan@kinect.co.nz>
Subject: Peacockes amberside ICMP

Hello Ben,

Thank you for visiting us on Monday to discuss the ICMP development you are undertaking on behalf of Adare for the Amberside development. I have some initial feedback.

The HCC ITS document requires the following:

Section 5 Wastewater

5.2.3 Catchment Design The system shall be designed to serve the whole of the natural (gravity) catchment area. The design flow shall be calculated from all of the upstream catchment falling within the city boundary. The calculation shall assume complete urbanisation (excluding reserves). Council strategic planning may require an adjacent catchment to be serviced via another. Where this is required it will be stipulated in an Integrated Catchment Management Plan or Master Plan where one exists, or it will otherwise be identified by Council. Pipes shall be designed to service the entire catchment area and any future extension of the system. This may affect the pipe location, diameter, depth, and maintenance structure location and layout. Designers shall adopt best practice to ensure a system with lowest whole of life cost.

5.2.3.1 Extent of Infrastructure Where pipes are to be extended in the future, the ends of pipes shall extend past the boundary of the development by a distance equivalent to the depth to invert and be capped off. This ensures that future extension of the pipe does not require unnecessary excavation within lots or streetscapes which are already developed.

Please note that we would not accept as appropriate the provision highlighted in blue in 5.3.2 above.

I asked Andrew Duncan at the “drop in” evening at the Glenview Club on the 16 of May whether the sewer system for the new subdivision would be designed to accept wastewater from the properties within the catchment not owned by Adare and he replied with some indignation “no of course not”. I think that he needs to be advised that his position does not comply with HCC’s requirements. I also recall Ben that you commented that sewer pipes either side of the road would be required. This is unlikely to meet the requirement that designers shall adopt best practice to ensure a system with lowest whole of life cost.

Regards
Alison

Find the latest transport news, information, and advice on our website:
www.nzta.govt.nz

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Alison Keehan

From: Alison Keehan
Sent: Wednesday, 26 September 2018 9:59 AM
To: 'amkeehan@kinect.co.nz'
Subject: FW: Amberfield, Peacocke - ICMP

Dear HCC Planner,

See response from Amberfield. There is no definition of modest subdivision. They need to design the wastewater, Potable water and stormwater network to take the flows and supply water to the catchments on the western side of peacocks road that are in their subcatchment to the maximum zoning allowed in the structure plan.

An independent peer review to ensure they have made sufficient allowance is desirable.

Regards
Alison Keehan

From: Alison & Michael Keehan <amkeehan@kinect.co.nz>
Sent: Wednesday, 26 September 2018 8:12 AM
To: Alison Keehan <Alison.Keehan@nzta.govt.nz>
Subject: Fwd: Amberfield, Peacocke - ICMP

Sent from my iPad

Begin forwarded message:

From: Andrew Duncan <andrew.duncan@spsl.net.nz>
Date: 17 May 2018 at 4:01:49 PM NZST
To: "Alison.Keehan@nzta.govt.nz" <Alison.Keehan@nzta.govt.nz>
Cc: "amkeehan@kinect.co.nz" <amkeehan@kinect.co.nz>, "Ben Inger" <B.Inger@harrisingrierson.com>
Subject: Amberfield, Peacocke - ICMP

Hi Alison,

Thanks for your email to Ben Inger following yesterday's public information event for Amberfield. We understand the point you are making and I do apologise if I managed to confuse matters in our discussion. I think I did add that we were neighbours and encouraged further dialogue and so thank you for following up.

To clarify we note:

- The proposed new water mains that will be installed as part of the Amberfield development will have sufficient capacity to service the lots on the western side of Peacockes Road that are within the sub-catchment boundary, for modest sized subdivision. However, please be aware that the pressure in the water mains is limited by Council's supply system and some land above Peacockes Road may be too high to have the required pressure, which is an issue that you would need to resolve with Council. In addition, please be aware that the water supply mains in that area will not be installed until the Amberfield development progresses construction in that area.

- The wastewater system servicing the Amberfield development in this area will include wastewater mains up to Peacockes Road. The Amberfield network system will have capacity to enable those sewers to be extended across Peacockes Road to service the small catchment that is above the level of Peacockes Road on the western side within the same sub-catchment as the Amberfield site. The other land on the western side that is below the level of Peacockes Road (and within the adjoining Mangakotukutuku Catchment) is expected to drain to the main Peacockes Transfer Pump Station network, which is separate from the Amberfield development and is to be implemented by HCC. The wastewater mains down Peacockes Road will be staged according to the staging of construction at Amberfield.

I trust this assists and again look forward to any other areas you wish to discuss with us in respect to our project.

Kind Regards

**Andrew Duncan
Strategic Property Solutions Ltd
Tel 021-448-625**

Submission on a Notified Resource Consent Application

Resource Management Act 1991

OFFICE USE ONLY

File No: 10.2018.9853.001

Submission No: 36

Submitter's Details

Full name:	Maree McNulty		
Address:	1 Olympia Place, Riverlea, Hamilton	Postal code:	3216
Name of agent: (if any)			
Address for service: (if different from above)			
Work Phone:		Mobile:	021 772 217
Home Phone:		Fax:	
Email:	maree.mcnulty@gmail.com		

Submission Details

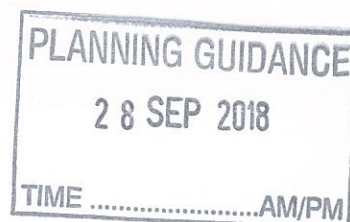
I/we ☐ support parts or all of ☒ oppose parts or all of ☐ in neutral to parts or all of
(tick as many as relevant)

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

on the application made by (name of applicant):

to (describe the proposal):

at (address of proposal):



Planning Guidance

Hamilton City Council
Phone: 07 838 6699

Questions?

For general planning guidance enquiries, contact the duty planner
weekdays 8am – 4.45pm Email: planning.guidance@hcc.govt.nz

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

I oppose the proximity of riverfront land and housing to the riverbank, and the 7m vegetation strip between the road and riverbank, which I believe is also insufficient to restore and enhance Hamilton's Significant Natural Areas (SNAs) nearby.

2. The reasons for my submission are:

The negative impact on the critically endangered long-tailed bats currently residing in 200-year-old Hammond Park Bush directly across the river from the proposed development will be significant. The bats use the trees and land on Amberfield extensively and the current proposed development does not effectively provide for protecting them from the lights of cars, roads and houses - mitigating measures do not go far enough. Other urban developments in Hamilton (e.g. Rototuna) have essentially removed bats from the environment and this may happen again here. The development and council should be actively working to protect them when considering this resource consent proposal. Donating money to a trust not yet established, to help decide how to deal with bats and urban development does not help this case - once they are gone, they are gone.

The location of Amberfield, with SNAs north and south of the proposed development and with Hammond Park Bush and the Mangaonua esplanade directly opposite, creates an opportunity to complete an SNA corridor along the Waikato river. Linkages and corridors are vital to ensuring biodiversity can survive in urban areas. Although Hammond Park is flourishing with birds, insects and indigenous plants, it is too small and narrow to be ecologically stable. The Amberfield development presents an opportunity to effectively expand Hammond Park, with a forest park directly across the river. Seeds, bats, birds and invertebrates would be able to move between the two, with all the ecological, environmental and community benefits that would bring. By supporting the SNA corridor, Hamilton City Council would also be fulfilling policy 20.2.10 of the Hamilton City Council District Plan: "Significant Natural Areas shall be restored and enhanced to meet the 10% threshold for habitat sustainability". Amberfield would help meet this city-wide target.

A more substantial forest park between the riverbank and the Amberfield development would also provide valuable community benefits to the residents living there. Native birds would be part of residents' landscape, and they would have access to a forest path within close walking distance. The wider Hamilton community and visitors to the city would benefit from having access to Amberfield's river paths, bush and the Waikato river - this would not happen with a simple roadside path, currently proposed. Proposed properties on the river edge currently have no river views, as they will be backed by screening vegetation, however with a forest park they will have forest views and easy access to a beautiful natural area, potentially increasing their value.

I strongly feel that unless we act now, this opportunity to continue building Hamilton's natural resources and attractions will be lost forever. It is a strategy that fits with the gradual turning of the city to face the river, the spectacular Hamilton Gardens and rejuvenation of our river paths. Requiring a forest park on the edge of the Amberfield development benefits the city, our visitors, the future residents of Amberfield, and most of all the critically endangered bats and other flora and fauna living in the area of the proposed development.

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

Require Amberfield to include a forest reserve at least 50m deep between the top of the riverbank and the urban area, stretching from opposite Malcolm St to opposite the mouth of the Mangaonua River.

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

☐ Yes ☒ No

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

☐ Yes ☒ No

I have attached additional information in support of my submission:

☐ Yes ☒ No

Signature of submitter:

Date: 27/9/18

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

- The closing date for serving a submission on Hamilton City Council is the 20th working day after notification date.
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Planning Guidance

Hamilton City Council
Phone: 07 838 6699

Questions?

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Send

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or post to:

Planning Guidance Manager

Planning Guidance Unit
Hamilton City Council
Private Bag 3010
Hamilton 3240

Remember to:

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

Planning Guidance

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Phone: 07 838 6699

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Sarah Blanchett

From: Maree McNulty <maree.mcnulty@gmail.com>
Sent: Thursday, 27 September 2018 17:44
To: Planning Guidance Customer Enquiry
Subject: Peacocke subdivision (Amberfield) resource consent application submission
Attachments: Peacocke subdivision Submission Form.pdf

Categories: Blue Category

Regards,

Maree McNulty
Mobile: 021 772 217

Submission on a Notified Resource Consent Application

Resource Management Act 1991

OFFICE USE ONLY

File No: 10.2018.9853.001

Submission No: 37

Submitter's Details

Full name:	Paul Ellice		
Address:	73A Riverglade Drive	Postal code:	3283
Name of agent: (if any)			
Address for service: (if different from above)			
Work Phone:	078383333	Mobile:	021508562
Home Phone:	078568762	Fax:	
Email:	paul@eth.co.nz		

Submission Details

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

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

on the application made by (name of applicant):

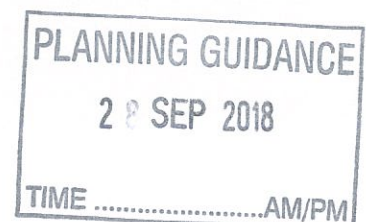
Weston Lea Limited

to (describe the proposal):

Amberfield Development Proposal

at (address of proposal):

337-461 Peacockes Road



Planning Guidance

Hamilton City Council
Phone: 07 838 6699

Questions?

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

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

1. Totally inadequate measures to ensuring the survival and protection of Hamilton's unique and critically endangered long-tailed bats.
2. Adverse Visual Effects
3. Adverse Amenity Effects

2. The reasons for my submission are:

1. The Applicant stating that they are "Seeking to avoid impact as much as practicable" on our critically endangered and unique bat population is totally unacceptable.
2. The Applicant stating that visual effect of this development will be "no more than minor" is rubbish. The land is currently beautiful farmland, and with entry-level housing built very close together on small lots, with no covenants to ensure a quality mix of housing design, and very little greenery and plantings, it will become nothing more than an ugly infill development. This development not be one Hamilton Residents will be proud of.
- 3 Amenity Effects: Noise and Dust.
To state that the effects of noise and dust will be "no more than minor" is also completely incorrect. This is a substantial development that entail years of noise and dust pollution due earthworks, roading and building infrastructure. This is particularly true for residents residing across the river due to the sound and dust travelling, especially in the prevailing Westerly wind, and the lack of vegetation to act as a buffer.

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

1. The Applicants (and Applicants of any future developments) should be instructed to work within guidelines provided by experts on Bats (e.g., ecologists) to ensure that they do everything necessary, not only to protect these species and their habitat, but to ensure their ongoing success. This should include an ecologically sound bat habitat running along the length of the river.
2. Ensure a greater number of quality open and green spaces, more planting and a good quality mix of housing design within the development (covenants). These features are necessary for a proud community and a health-promoting urban design.
3. Ensure that there are rules in place regarding the hours in which major construction and earthworks are allowed, limiting the start and end times and assuring that none is undertaken in the weekend.

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

☐ Yes ☒ No

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

☒ Yes ☐ No

I have attached additional information in support of my submission:

☐ Yes ☒ No

Signature of submitter:

Paul Ellice

Digitally signed by Paul Ellice
Date: 2018.09.27 17:26:21 +12'00'

Date: 27/09/18

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

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or post to:

Planning Guidance Manager

Planning Guidance Unit
Hamilton City Council
Private Bag 3010
Hamilton 3240

Remember to:

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

Planning Guidance

Hamilton City Council
Phone: 07 838 6699

Questions?

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Sarah Blanchett

From: Catherine Ellice <cath.paul.ellice@gmail.com>
Sent: Friday, 28 September 2018 10:51
To: Sarah Blanchett
Subject: Re: Amberfield Development Submission

No thank you
Regards
Paul

Sent from my iPhone

On 28/09/2018, at 10:19 AM, Sarah Blanchett <Sarah.Blanchett@hcc.govt.nz> wrote:

Hi Paul,

Thank you for your email and attached submission.

Do you wish to heard in support of your submission?

Kind regards,

Sarah Blanchett
Administration Support Officer | Planning Guidance

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

<image001.gif>

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

<image002.gif>[Like us on Facebook](#) <image003.gif>[Follow us on Twitter](#)

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From: Catherine Ellice <cath.paul.ellice@gmail.com>
Sent: Thursday, 27 September 2018 5:29 PM
To: Planning Guidance Customer Enquiry <Planning.Guidance@hcc.govt.nz>;
dave@merestone.co.nz
Subject: Amberfield Development Submission

Please find attached my submission regarding Weston Lea Ltd's proposal for the Amberfield development in Peacocke Road.

Regards,
Paul Ellice

Submission on a Notified Resource Consent Application

Resource Management Act 1991

OFFICE USE ONLY

File No: 10.2018.9853.001

Submission No: 38

Submitter's Details

Full name:	Hairong Cui		
Address:	45 Balfour Crescent, Riverlea	Postal code:	3216
Name of agent: (if any)			
Address for service: (if different from above)			
Work Phone:		Mobile:	0224738748
Home Phone:		Fax:	
Email:	hairongcui@hotmail.com		

Submission Details

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

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

on the application made by (name of applicant):

to (describe the proposal):

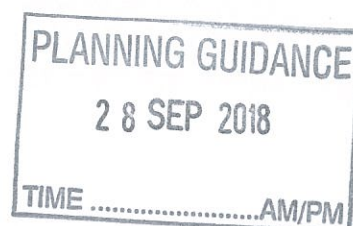
at (address of proposal):

Planning Guidance

Hamilton City Council
Phone: 07 838 6699

Questions?

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



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

Visual effects - appearance of development from Riverlea (no more than minor) especially in the north of the proposed subdivision

Effects on terrestrial ecology - vegetation, birds (no more than minor) - bats (more than minor). I am concerned that this development and the disturbance will also lead to the local extinction of the long tailed bat.

2. The reasons for my submission are:

1. The visual and amenity effects are underestimated particularly as they apply to houses overlooking Amberfield from Riverlea.
2. The effects on the ecosystem of Hammond Park and Riverlea in general, and especially on bats, are not given sufficient consideration and the mitigation proposed is not sufficient.

Although this area has long been identified for housing, the Peacocke Structure Plan led me to believe that there would be much more land reserved for park on the opposite side of the river than is evident in the proposal for resource consent.

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

The impact of the Amberfield development on our view from 45 Balfour Crescent will be very substantial. Our view is across the Waikato River dominated by the farmland on which Amberfield will be constructed. I attach photographs to show you what we can see from my lounge and from upstairs. This development will completely dominate my field of view. The assessment of visual effects in the developer's report states that the change in my outlook will be 'low to moderate-low'. This is not correct. Once the development is completed we will look out onto a sea of grey roofs rather than green paddocks and grazing cattle.

What we would you like to see in order to mitigate the negative effects of this development are:

- A substantial belt of trees and bush at the edge of the river to screen urban roads, lights and houses as much as possible.
- A native forest park on the edge of the Waikato River at the northern end of the development to supplement and support Hammond Park.

- Tree plantings, including evergreen species such as Titoki, on all the streets of the Amberfield development

An added benefit of these mitigations would be to assist in the preservation of our native long-tailed bat population for which this area is famous.

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

☐ Yes ☒ No

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

☒ Yes ☐ No

I have attached additional information in support of my submission:

☒ Yes ☐ No

Signature of submitter:

Date: 27 Sept 2018

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

- **The closing date for serving a submission on Hamilton City Council is the 20th working day after notification date.**
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or post to:

Planning Guidance Manager

Planning Guidance Unit
Hamilton City Council
Private Bag 3010
Hamilton 3240

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

Planning Guidance

Hamilton City Council
Phone: 07 838 6699

Questions?

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Sarah Blanchett

From: Cui Hairong <hairongcui@hotmail.com>
Sent: Thursday, 27 September 2018 20:05
To: Planning Guidance Customer Enquiry
Cc: dave@merestone.co.nz
Subject: Amberfield Submission Resource Consent
Attachments: letter to HCC.pdf

Categories: Blue Category

Submission on a Notified Resource Consent Application

Resource Management Act 1991

OFFICE USE ONLY

File No: 10.2018.9853.001

Submission No: 39

Submitter's Details

Full name:

Dianne Kay Jure

Address:

58 Waterford Rd, Ham

Postal code:

3206

Name of agent:

(if any)

Address for service:

(if different from above)

Work Phone:

Mobile:

Home Phone:

07 8433066

Fax:

Email:

idjure@xtra.co.nz

Submission Details

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

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

on the application made by (name of applicant):

Dave Seargeant

to (describe the proposal):

develop 105 ha of land in Peacocke

at (address of proposal):

337-461 Peacockes road

PLANNING GUIDANCE

28 SEP 2018

TIMEAM/PM

Planning Guidance

Hamilton City Council
Phone: 07 838 6699

Questions?

For general planning guidance enquiries, contact the duty planner
weekdays 8am – 4.45pm Email: planning.guidance@hcc.govt.nz

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

1. I oppose the subdivision going ahead before key infrastructural elements are in place.
2. The use of residential streets by heavy traffic, particularly during development.
- 3.

2. The reasons for my submission are:

1. Data being used to calculate predicted traffic flows is not up to date.
2. Current road conditions are not suitable for the amount of traffic expected.
3. Mitigating measures for traffic safety are insufficient or inadequate

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

1. That vehicles associated with the construction of the subdivision are strictly limited to specific routes.
2. That the intersection at Raynes road is greatly improved
3. That the council seek further mitigating measures and give due cognisance to current traffic flow levels that will be significantly affected by increased vehicle numbers

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

☒ Yes ☐ No

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

☒ Yes ☐ No

I have attached additional information in support of my submission:

☐ Yes ☒ No

Signature of submitter:



Date:

27/9/18

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

- The closing date for serving a submission on Hamilton City Council is the 20th working day after notification date.
- A copy of your submission must be served by you (the submitter) to the applicant at their address of service as soon as reasonably practicable after serving your submission to Hamilton City Council.
- For more information on making a submission please refer to the website: www.mfe.govt.nz

Planning Guidance

Hamilton City Council
Phone: 07 838 6699

Questions?

For general planning guidance enquiries, contact the duty planner
weekdays 8am - 4.45pm Email: planning.guidance@hcc.govt.nz

Sarah Blanchett

From: Dianne <djune@xtra.co.nz>
Sent: Thursday, 27 September 2018 20:12
To: Planning Guidance Customer Enquiry
Cc: dave@merestone.co.nz
Subject: Weston Lea Ltd development
Attachments: Submission to HCC Peacocke subdivision.pdf

Categories: Blue Category

To whom it may concern.

Please find attached my submission to the proposed subdivision by Weston Lea Ltd.

D June

Submission on a Notified Resource Consent Application

Resource Management Act 1991

OFFICE USE ONLY

File No: 10.2018.9853.001

Submission No: 40

Submitter's Details

Full name: John-Paul Oliver & Helen Lynch

Address: 98 Howell Ave, Riverlea Postal code: 3216

Name of agent:
(if any)

Address for service:
(if different from above)

Work Phone: 07 8384981 Mobile: 0211440704

Home Phone: 07 8593156 Fax:

Email: johnpaulonz@gmail.com; helenlynch953@gmail.com

Submission Details

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

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

on the application made by (name of applicant):

Weston Lea Ltd

to (describe the proposal):

Acquire resource consent to initiate the Amberfield development

at (address of proposal):

Peacockes Road

PLANNING GUIDANCE
28 SEP 2018
TIMEAM/PM

Planning Guidance

Hamilton City Council
Phone: 07 838 6699

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

The proposed vegetation buffer and the roads and residential sections adjacent to the riverbank in the Northern Bend and Island areas.

2. The reasons for my submission are:

We believe that the proposed Amberfield developers' application fails to adequately address a number significant issues that will affect the local environment, flora, fauna and amenity value of the area.

The current proposal seeks to construct roads and sections to within 7 metres of the top of the Waikato river bank in some areas (the original proposal was for one meter). Others areas may have less natural space. This limited natural buffer will fail to mitigate the impact of the development in the following ways:

1. The endangered long-tailed bats which currently use the proposed development area as a flight corridor and habitat will be severely affected by the development. The proposed limited vegetation corridor along the riverbank and in the gully gives this important local endangered species no chance of survival in the area.
2. The Waikato river and riverbank is a recreational amenity that should be preserved and enhanced for all Hamilton residents and visitors. It is the most important natural feature the city has. This proposal seeks to degrade the amenity value of the south western riverbank by providing inadequate public space and natural planting along the riverbank. This will affect the use of the river and the river bank for generations.

The public have been given one month by Hamilton City Council to make submissions about the developer's proposal. In our opinion this is an extremely inadequate timeframe and suggests a lack of democracy in the process.

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

We ask that Hamilton City Council ensure the Amberfield developers provide a minimum of 50 meters of natural planting and public access between the river and the proposed residential development and the whole Amberfield subdivision. To achieve this some roads and the number of proposed sections will need to be reduced, particularly in the Northern Bend area and the Island.

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

☐ Yes ☒ No

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

☒ Yes ☐ No

I have attached additional information in support of my submission:

☐ Yes ☒ No

Signature of submitter:

Date: 27/09/2018

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Send

Email this form and supporting documents to planning.guidance@hcc.govt.nz, or drop into the duty planner at the ground floor at Municipal Building, Garden Place between 8am-4.45pm Monday to Friday.

or post to:

Planning Guidance Manager

Planning Guidance Unit
Hamilton City Council
Private Bag 3010
Hamilton 3240

Remember to:

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

Planning Guidance

Hamilton City Council
Phone: 07 838 6699

Questions?

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Sarah Blanchett

From: John-Paul Oliver <johnpaulonz@gmail.com>
Sent: Thursday, 27 September 2018 20:22
To: Planning Guidance Customer Enquiry; dave@merestone.co.nz
Subject: Proposed Amberfield development submission- Weston Lea
Attachments: Amberfield Submission Form.pdf

Categories: Blue Category

Please find attached our submission on the proposed Amberfield development by Weston Lea.

Kind regards
John-Paul Oliver & Helen Lynch
98 Howell Ave
Riverlea 3216
Hamilton