

Submission on a Notified Resource Consent Application

Resource Management Act 1991

OFFICE USE ONLY

File No: 10.2018.9853.001

Submission No: 41

Submitter's Details

Full name:	Tangata Whenua Working Group		
Address:	72 Mardon Rd Hamilton	Postal code:	3214
Name of agent: (if any)	Sonny Karena as authorised agent of TWWG		
Address for service: (if different from above)			
Work Phone:	0226478075	Mobile:	
Home Phone:		Fax:	
Email:	ngapine.20408@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):

for subdivision and land use consents for the Amberfield development

at (address of proposal):

377 - 461 Peacockes Road

PLANNING GUIDANCE
28 SEP 2018
TIMEAM/PM

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:

The Tangata Whenua Working Group (TWWG) representing Ngāti Hauā, Ngāti Tamainupo, Ngāti Wairere, and Ngāti Māhanga, as mana whenua within the South Hamilton rohe, supports in principle the Application for Subdivision and Land Use Consents of the Amberfield Development Peacocke Hamilton.

Notwithstanding this, TWWG retain concerns around the proposed installation of the wastewater pipe under the bed of the Waikato River.

This concern is due to the metaphysical and spiritual importance of the Waikato River, and the abhorrence of wastewater and its potential risk and harm to the mauri and mana of the Waikato River.

The TWWG will continue to work in partnership with Weston Lea Ltd to establish and implement suitable mitigation measures to address any dilution of the mauri and mana of the Waikato River.

2. The reasons for my submission are:

In 2017, a Tangata Whenua Working Group (representing Ngāti Hauā, Ngāti Tamainupo, Ngāti Wairere, and Ngāti Māhanga, as mana whenua within the South Hamilton rohe) was established to provide mana whenua the opportunity to engage, partner and develop the Weston Lea Limited development in accordance with the values and principles of Waikato-Tairāpiti Environmental Plan. The overarching purpose of the environmental plan is to provide a pathway that aims return the Waikato Tairāpiti rohe to the modern day equivalent of the environmental state that it was in when Kiriaki Teāwhiao composed 'he maimai aroha'.

The plan encourages early engagement and consultation on proposed development activities to ensure appropriate consideration is given to all matters of importance to Waikato-Tairāpiti including advancing cultural aspirations, short and long term.

The high level value based principles that the TWWG highlighted and advocated during engagement with Weston Lea Ltd were bound by cultural rules or cultural responsibilities to protect and safeguard the spiritual and physical aspects of the holistic wellbeing of people and their environment. These values focused on the concepts of kaitiakitanga, wairuatanga, manaakitanga and taonga, central to the wairuatanga and hinengaro of whānau and hapū that is supported by the whakataukī 'ko au te awa, ko te awa ko au'. (I am the river, the river is me) The fundamental purpose of TWWG was to:

- uphold the principles of kaitiakitanga in a holistic sense, in the role of guardian, custodian and protector of the environment and all its natural resources
- ensure the well being of the physical environment such as forests, water, air, and soil, but also maintain spiritual and metaphysical balance.

Based on the principals outlined above, a Cultural Impact Assessment (CIA) was developed on behalf of the TWWG. The CIA report included a brief background to the project, the methods undertaken in completing the report, overview of raupatu and relevant legislation, mana whenua connections, cultural values and potential impacts of the development. The report provided a list of mitigation recommendations for dealing and alleviating cultural and environmental issues as well as providing for future partnership opportunities.

The tangata whenua working group is pleased with the engagement process undertaken by Weston Lea Ltd and the satisfied with the mitigation/conditions that have been referenced in the consent application.

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

That the Council grants consent to the application for subdivision and land use consent with conditions that reflect the mitigation as set out in the CIA and as contained within the application documents. The TWWG seek that the utilisation of the wastewater pipe under the Waikato River be limited in time through the installation of the permanent pipe across the proposed Garden Bridge by Hamilton City Council at the earliest opportunity.

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

If others make a similar submission I/we will consider presenting a joint case with them at a hearing: ☐ Yes ☒ No

I have attached additional information in support of my submission: ☐ Yes ☒ No

Signature of submitter:

Date: 27.9.2018

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

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Hamilton City Council
Private Bag 3010
Hamilton 3240

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Sarah Blanchett

From: Norm Hill <Norm.Hill@boffamiskell.co.nz>
Sent: Thursday, 27 September 2018 21:47
To: Planning Guidance Customer Enquiry
Subject: submission for subdivision and land use consents for the Amberfield development
Attachments: 2018 9853 Submission Form - Weston Lea Limited.pdf

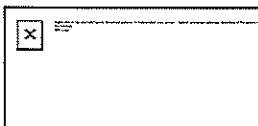
Categories: Blue Category

Tēnā koe

Please find attached the submission in response to the subdivision and land use consents for the Amberfield development.

Could you please respond to this email to confirm receipt of this submission.

Kia ora



Norm Hill | Kaiarataki - Te Hīhiri / Strategic Advisor - Māori | Senior Professional

E: norm.hill@boffamiskell.co.nz | D: +64 7 903 0064 | T: +64 7 960 0006 | M: +64 21 806 652

LEVEL 3, SOUTHBLOC | 140 ANGLESEA STREET | HAMILTON 3204 | NEW ZEALAND

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Submission on a Notified Resource Consent Application

Resource Management Act 1991

OFFICE USE ONLY

File No: 10.2018.9053.001

Submission No: 42

Submitter's Details

Full name:

Graham Burnley McBride

Address:

37 Balfour Crescent, Riverlea

Postal code: 3216

Name of agent:
(if any)

Address for service:
(if different from above)

Work Phone:

(07) 8561726

Mobile:

027 232 1868

Home Phone:

(07) 8563665

Fax:

Email:

gmcbride@hnpl.net

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):

Develop 105 hectares of land adjoining the western bank of the Waikato River

at (a address of proposal):

2 Summer Street, Stanley Point, Auckland

PLANNING GUIDANCE
28 SEP 2018
TIMEAM/PM

Planning Guidance

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

Potential health impacts of Amberfield wet-weather sewage overflows reaching Hamilton City's water treatment plant intake

2. The reasons for my submission are:

This sewage overflow possibility seems not to have been considered in the applicant's Assessment of Environmental effects

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

Delay granting of any consent until this issue has been properly addressed

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

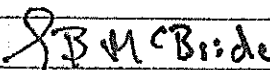
☒ No

I have attached additional information in support of my submission:

☒ Yes

☐ No

Signature of submitter:



Date:

27/9/18

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**Additional Information for a submission to a resource consent application for the proposed
Amberfield development**

Graham B McBride

37 Balfour Crescent, Riverlea, 27 September 2018

Overflows from sewerage systems can find their way into water courses, particularly during wet weather. Indeed, the AEE (Assessment of Environmental Effects) contemplates such an event for the proposed Amberfield development:

The key aspects above are maximum avoidance of risk of additional overflows of wastewater to the Waikato River and avoidance of operational problems within the network that could trigger failures in the infrastructure (AEE Appendix L, "Wastewater Disposal Report", page 9).

If an overflow were to occur above the City's water treatment plant, there is a possibility that sewage-related pathogens could be carried down-river to the City's water treatment plant intake. That plant will consistently reduce pathogen concentrations in its influent water—in the normal course of events to 'safe' levels.¹ But the 2016 Havelock North drinking water *Campylobacter* contamination event has highlighted the need to anticipate a (rare) 'perfect storm'—a combination of system failures that can have dramatic consequences for drinking water quality. This possibility should be assessed before any resource consent is granted for Amberfield, because the Resource Management Act (section 3) defines an "effect" to include "any potential effect of low probability which has a high potential impact".

Therefore, I submit that the possibility of such a 'perfect storm' occurring and associated prevention steps should be properly assessed. The appropriateness of such an assessment should be reviewed by a competent authority, e.g., a Medical Officer of Health.

Because I have some experience with quantitative microbial risk assessment, including as an author of peer-reviewed international science papers, I have included a brief Appendix outlining some appropriate calculations.

¹ The plant uses a 'multiple barrier' approach in that its components comprise: screening, coagulation and sedimentation, filtration, granulated activated carbon, UV disinfection and chlorine addition.

APPENDIX

Indicative QMRA (Quantitative Microbial Risk Assessment) for downstream human-health effects of potential discharge of sewage overflows from the proposed Amberfield development into the Waikato River above the Hamilton Water Treatment Plant intake

Graham McBride, 37 Balfour Crescent, Riverlea, grmcbride@hnpl.net
27 September 2018

Many water-related QMRA studies worldwide have identified norovirus as the main human health pathogen of concern in human sewage—if it is present.^{1,2} Ingestion of noroviruses can cause short-term but very unpleasant gastrointestinal illness. The dose-response relationship between norovirus dose and illness has been established (from a clinical trial³), showing that this virus is highly infectious for some people, with doses less than 10 'genome copies' being sufficient to cause illness.

Imagine that the norovirus concentration in dry-weather sewage is about one million genome copies per litre of water (as found for Napier^{4,5}). For sustained overflows in wet weather, up to a ten-fold dilution in the sewerage network could occur. Another ten-fold reduction can be expected resulting from dilution with river water in transit to the water treatment plant intake. The intake water will therefore be receiving water with about ten thousand norovirus genome copies in every litre. The treatment plant and its associated distribution system would have to reduce the concentration of this virus by four orders-of-magnitude so that one litre of water would contain only one genome copy. So, on average, a person drinking one litre of water each day could receive one norovirus particle. There is some health risk associated with even such a low concentration.

I emphasise that these calculations are indicative only. A formal assessment would have to take full account of various components, especially network dilution, overflow duration, river mixing, and the virus removal performance of the treatment plant and its associated distribution system.

¹ McBride, G.B.; Stott, R.; Miller, W.; Bambic, D.; Wuertz, S. (2013). Discharge-based QMRA for estimation of public health risks from exposure to stormwater-borne pathogens in recreational waters in the United States. *Water Research* 47(14): 5282–5297.

² Soller, J.; Schoen, M.; Steel, J.A.; Griffith, J.F.; Schiff, K.C. (2017). Incidence of gastrointestinal illness following wet weather recreational exposures: Harmonisation of quantitative microbial risk assessment with an epidemiological survey of surfers. *Water Research* 121: 280–289.

³ Teunis, P.F.; Moe, C.L.; Liu, P.; Miller, S.E.; Lindesmith, L.; Baric, R.S.; Le Pendu, J.; Calderon, R.L. (2008). Norwalk virus: how infectious is it? *Journal of Medical Virology* 80(8): 1468–1476.

⁴ McBride, G.B. (2011). A Quantitative Microbial Risk Assessment for Napier City's Ocean Outfall Wastewater. NIWA Report to Napier City Council, Project NAP11203, Report HAM2011-16, 28 p.

⁵ More commonly, maximum norovirus concentrations in raw sewage are about one hundred thousand genome copies per litre of water. The concentrations in sewage reflect the health status of the contributing population.

Sarah Blanchett

From: Graham & Robyn McBride <grmcbride@hnpl.net>
Sent: Thursday, 27 September 2018 22:24
To: dave@merestone.co.nz; Planning Guidance Customer Enquiry
Subject: Resource consent application, Weston Lea Ltd, Amberfield development
Attachments: GMcBride submission on Amberfield resource consent application, 27 September 2018.pdf

Categories: Blue Category

Please find attached my submission on Weston Lea's resource consent application for the Amberfield housing development.

Graham McBride
37 Balfour Crescent
Hamilton

Submission on a Notified Resource Consent Application

Resource Management Act 1991

OFFICE USE ONLY

File No: 10.2018.9853.001

Submission No: 43

Submitter's Details

Full name:	Anne Ferrier-Watson		
Address:	35 Chesterman Road Riverlea	Postal code:	3216
Name of agent: (if any)			
Address for service: (if different from above)			
Work Phone:	07 837 9130	Mobile:	0272 6 888 00
Home Phone:	07 856 5156	Fax:	
Email:	annefw@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):

to (describe the proposal):

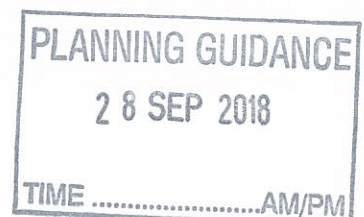
at (address of proposal):

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

am opposed to development of housing and roading so close to the river margin opposite Hammond Park. I urge you to consider the arguments put forward by the Riverlea Environment Society in their more detailed submission. Please factor in a wide margin of native forest area in line with ecological best practice that would: provide habitat for endangered longtailed bats; support the wildlife who inhabit or visit the native forest remnant (Hammond Park) which ecologists consider Hamilton's most valuable hectare (the most ecologically diverse forest remnant in the region); and increase the amenity value of the area to Amberfield and Riverlea residents and visitors.

2. The reasons for my submission are:

This is a one-time chance to create something ecologically remarkable not just for native fauna but for the people who live in and visit Hamilton, for now, and for generations to come. To be close to our work, my husband and I moved to Riverlea 7 years ago from a 3/4 acre plot we'd planted in natives in Kihikihi with panoramic views and no neighbours. We chose Riverlea because of its beautiful Hammond Park and all it offers (rural views to Peacockes, walking in native bush, birdsong, the river, the quiet) which we knew would nourish us and make bearable our property which has no views, is surrounded by neighbours and is within earshot of noisy Cambridge Road. Hammond is an oasis for us, and our family who visit regularly. I have volunteered many hours for the Riverlea Environment Society since moving to Riverlea, and as a result I feel very connected to the Riverlea community. Now I know about its ecological value I care more deeply than ever that what has been saved and restored is buffered with an echoing wide belt of native planting across the river. All of us who enjoy the park are united in love for this very special natural area, described as "Hamilton's hidden gem". To develop without regard for the ecology is to throw away an opportunity to promote the mental, physical and spiritual health of residents and visitors to both sides of the river by creating a green vista rather than traffic noise and visual pollution. The opportunity for a special Amberfield community is in your hands if you create something like Hammond Park in Amberfield. We would lose much if the green views and quiet afforded by Peacockes at present were replaced by car noise and views of houses. This would be very sad for us, and for Hamilton.

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

Please ensure a wide belt of native planting across the river from Hammond Park (from Malcolm Street beach to the Manganoua stream mouth) that is in line with ecological best practice, and in line with the recommendations from the Riverlea Environment Society.

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

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Sarah Blanchett

From: Anne Ferrier-Watson <anne.ferrier-watson@waikato.ac.nz>
Sent: Thursday, 27 September 2018 23:01
To: Planning Guidance Customer Enquiry; dave@merestone.co.nz
Subject: Submission regarding Amberfield Resource Consent
Attachments: Anne Ferrier-Watson Amberfield.pdf

Categories: Blue Category

Dear Hamilton City Council and Weston Lea Ltd

Please find attached my submission about the Amberfield Resource Consent.

Kind regards, Anne Ferrier-Watson

35 Chesterman Road, Riverlea,
annefw@waikato.ac.nz
0272 6 888 00

Submission on a Notified Resource Consent Application

Resource Management Act 1991

OFFICE USE ONLY

File No: 10.2018.9853.001

Submission No: 44

Submitter's Details

Full name:	Fraser & Linda Maxwell		
Address:	7a Sheriff Place, Riverlea	Postal code:	3216
Name of agent: <i>(if any)</i>	none		
Address for service: <i>(if different from above)</i>			
Work Phone:		Mobile:	021 216 8458
Home Phone:	(07) 856 5260	Fax:	
Email:	fralin@hotmail.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 Suburban Development

at (address of proposal):

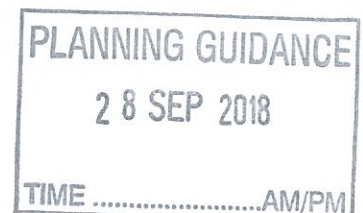
337-461 Peacockes Road, Hamilton

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

The underestimation of the environmental and amenity effects of the proposed development. Namely:

1. Effects on local ecology, particularly on the endangered native bat species.
2. Visual effects on the Riverlea residences opposite the northern bend.
3. Amenity effects of light pollution at night and noise and dust particularly during development phase.
4. Lost opportunity for public amenity use of the River Esplanade Reserve.

2. The reasons for my submission are:

Please see Appendix A.

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

1. To significantly increase the margin of land in the proposed Esplanade Reserve to mirror the opposing Hammond Park and Hammond Bush (minimum 100 metres, not including the steep river bank).
2. To move the roadway from the edge of the development to minimise light pollution and road noise. The notion that having "roads front the Esplanade Reserve will further leverage and democratise this amenity" is not a pre-requisite to high quality public access to the river edge.
3. To put in place strong mitigating measures to counter dust during the earth-moving phase of the development.
4. To ensure the development does not proceed prior to the completion of the proposed new river bridge as the existing roading infrastructure is already increasingly unable to cope with current traffic let alone more than 1,000 extra cars.

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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Appendix A:

Question 2:

The reasons for our submission are in relation to the aforementioned four points in Question 1:

1. Effects on local ecology:

The unique nature of Hammond Park bush, with its remnant forest and ecologic treasures including the long-tailed bats, will be diminished by the urbanisation of the Amberfield site, particularly with its impact on the bats. As a long term resident who has been involved in the restoration of Hammond Bush and neighbouring properties I am strongly invested in not only maintaining this remnant bush but also in seizing the opportunity to create a parallel bush reserve on the opposite bank. I recognize the ecologic value despite my lack of formal qualifications in this area. Over the 20 years we have resided in Riverlea we have observed a marked increase in native birdlife with the restoration of the Hammond Bush and this could be supported by a similar Reserve on the opposing bank. The current proposed Esplanade Reserve is minimalistic and the lost potential of such an amenity equivalent to Hammond Bush is given scant regard with the level of superficiality in the proposal.

2. Visual effects on the Riverlea residences opposite the northern bend:

The proposal states that there will be “low adverse visual effects” on Riverlea residential properties based on limited methodology of driving the suburban roads and 3D computer graphic modelling. The visual impact is dramatic and can hardly be described as low. The assessment does not take into account Riverlea’s proximity to the proposed housing (Amberfield riverbank will be less than 200m from our house and many others on this side). Nor does it account for the elevation of Riverlea residences which puts the proposed Esplanade Reserve below the line of sight, leaving the proposed housing front and centre of the visual outlook. The perspective that the housing will melt into the “middle ground view” is wishful thinking and would be instantly obvious to anyone who cared to look out from our lounge room window (**See Figure 1**). The report states that as clear views of the development will only be from “upper level windows rather than from ground”, the impact will be minimal; however, this neglects to recognise that most of the ‘upper levels’ referred to are the main living areas for the houses. Ultimately, this will diminish the value of our property as the extraordinary appeal is substantially based on the view. This could be somewhat mitigated by broadening the Esplanade Reserve.

3. Amenity effects of light pollution at night and noise and dust particularly during development phase:

The placement of a public road close to the riverbank will inevitably create a level of light pollution at night that will be readily apparent to Riverlea residences whose living areas have been positioned to take advantage of the vista. Additionally, there is the risk of road noise that will carry freely across the river given we can easily hear the cattle that currently reside there. Any noisy vehicular activity will be intrusive. The prevailing wind (from the southwest) will intensify the impact of noise and any suburban air pollution. During the establishment phase it will also carry dust from the earthworks the short distance across the river.

4. Lost opportunity for public amenity use of the River Esplanade Reserve:

The proposal refers to the “generous recreational amenity” of the River Esplanade Reserve. Whilst clearly further south in the development there are generous riverbank reserves, this is not the case on the northern bend opposite Hammond Park and Hammond Bush. Referring to Figures E & F from The Amberfield S92 Response, the transects 1-1’ and 2-2’ show the Esplanade-Gully Reserve to be no more than 10 metres wide which appears to include the steep riverside bank. This is substantially less than the already minimal provisions in the intended Peacocke Structure Plan. The proposal only refers to the amenity of walking and cycling with no other sense of amenity value such as the visual or ecologic amenity for the public. There are clear examples in Hamilton such as Braithwaite Park and Days Park where a significantly more generous amenity margin has been left beside the river (100-200 metres). It is short-sighted not to take this one-off opportunity to future-proof the amenity value of the river margin. This will be of equal value to both the future residents of the Peacocke’s development and those living on the opposing river bank.



Figure 1: Vista from Lounge

Sarah Blanchett

From: Fraser Maxwell <fralin@hotmail.co.nz>
Sent: Friday, 28 September 2018 00:10
To: Planning Guidance Customer Enquiry
Subject: Submission on Amberfield Development (337-461 Peacockes Road) Weston Lea Limited
Attachments: Riverlea_Submission_Maxwell_27.09.18.pdf
Categories: Blue Category

To the Planning Guidance Unit at Hamilton City Council,

Please find attached our submission in opposition to the Weston Lea Limited Amberfield Development Proposal at 337-461 Peacockes Road Hamilton.

We would appreciate confirmation of your receipt of this submission.

Yours sincerely,

Fraser and Linda Maxwell

Submission on a Notified Resource Consent Application

Resource Management Act 1991

OFFICE USE ONLY

File No: 10.2010.9053.001

Submission No: 45

Submitter's Details

Full name:	Johnson Family Trust (J.C.G Cochrane, P.J Craig)		
Address:	PO Box 1542, Hamilton	Postal code:	3240
Name of agent: <i>(if any)</i>	Peter Skilton		
Address for service: <i>(if different from above)</i>	P.O Box 16125, Urlich - Hamilton, 3245		
Work Phone:		Mobile:	0210513426
Home Phone:		Fax:	
Email:	peter@zone.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):

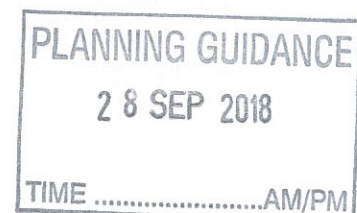
Western Lea Ltd

to (describe the proposal):

To develop approximately 105 hectares of land in Peacocke, Hamilton.

at (address of proposal):

337-461 Peacockes Road



Planning Guidance

Hamilton City Council
Phone: 07 838 6699

Questions?

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

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

Refer Attached

2. The reasons for my submission are:

Refer Attached

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

Refer Attached

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

☒ Yes

☐ No

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

☒ Yes

☐ No

I have attached additional information in support of my submission:

☒ Yes

☐ No

Signature of submitter:

Date: 28/09/18

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**

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

1. **The specific provisions of the resource consent application that we oppose relate to:**

- (a) Fee simple subdivision and the proposal to create Lots 864 and 865; and
- (b) Single master plan land use consent

2. ***Submitters Land***

The submitters in combination own 5.2 hectares of land comprised in one existing certificate of title.

- J.C.G Cochrane and P.J Craig (as trustees on behalf of Johnson Family Trust) = Lots 2 – 5 and 7 DP 408579 (CFR: 628002).

All of this land is identified as being located in Neighbourhood 6 of the Peacockes Structure Plan. The submitters land, and one other landholding incorporates that part of Neighbourhood 6 which is not subject to the resource consent application under consideration.

The following notations on the Peacocke Structure Plan apply to the submitters land:

- Neighbourhood 6 (Terrace)
- Major Arterial Transport Corridor
- Cycleway / Walkway
- Suburban Centre
- Figure 3.4.3a
 - Retail and Traffic Oriented Activities (5)
 - Suburban Centre Located at Intersection of Arterial Routes to provide greater accessibility (6)

The submitters:

1. Have an interest in the Neighbourhood 6 area of the Peacockes Structure Plan that is greater than that of the public generally.
2. Are adversely affected by:
 - The subdivision layout as proposed in relation to the layout and configuration of Lots 864 and 865 and the road which bisects them; and
 - The approval of a master plan which does not relate to the whole of the neighbourhood area under consideration (Neighbourhood 6).
3. Are not trade competitors to the applicant.

Refer Attachment 1 for more information on the submitters land.

3. ***My submission is that:***

Adverse Effects of Non-Complying Activity Resource Consent (Master Plan and Subdivision) – More than Minor

The applications are opposed because:

1. The master plan will act to pre-empt decisions on future land use activities and zoning based on the proposed subdivision layout and indicative “neighbourhood centre” concepts which do not appear to have been developed taking account of the full extent of the Neighbourhood 6 area, or the wider Peacockes Area as a whole.
2. The creation of Lots 864 and 865 and the adjacent residential lots to the north will dictate the

extent and pattern of land use associated with the Peacocke Suburban Centre without reference to a comprehensive assessment of the most appropriate outcomes for the whole of Neighbourhood 6.

3. The extent and location of the submitters land that is shown on the master plan as forming part of the “neighbourhood centre” and the associated roading linkages has not been determined in consultation or agreement with all people potentially affected by the future application of the master plan.
4. The artists impressions of the “neighbourhood centre” as contained within the urban design assessment submitted in support of the resource consent application exclude consideration of the submitters land.
5. The Master Plan for the Neighbourhood 6 Area is incomplete and invalid as it fails to:
 - (a) Consider and provide for the whole of the neighbourhood area it is identified as being located within (Neighbourhood 6 – Figure 2.3 of Peacocke Structure Plan); and
 - (b) Adequately take into account or consider the interests, views and opinions of other landowners within the Neighbourhood 6 Area.
6. Limited consideration of effects has been made with respect to deviations from the Peacockes Structure Plan and the lack of integration with other land forming part of the Neighbourhood 6 area.

The proposal is inconsistent with the provisions of the Peacockes Structure Plan and contrary to the achievement of some of the relevant objectives and policies of the District Plan

The applications are opposed because:

7. The application fails to provide any retail needs analysis to support the size and configuration of Lots 564 and 565 or the reasoning behind the indicative neighbourhood concepts. Despite this the application documents advise that:
 - The master plan design for the neighbourhood centre allows for:
 - between 3,000m² and 6,600m² GFA retail
 - between 2100m² and 3,300m² GFA commercial uses
 - community use (hall for hire with a commercial component)
8. The master plan and subdivision resource consent applications are contrary to the achievement of the following objectives and policies of the Hamilton Operative District Plan:
 - Objective 5.2.8; and
 - Objective 3.4.1.12; and
 - Policy 5.2.8a, Policy 5.2.8b, Policy 5.2.8c, Policy 5.2.8d; and
 - Policy 3.4.1.12a, Policy 3.4.1.12b
9. The master plan and subdivision applications are not in general accordance or consistent with the Peacockes Structure Plan.
10. The master plan fails to provide sufficient detail and assessment to enable a decision on the future extent, form and function of the suburban centre to be made.
11. The application documents fail to acknowledge that the development sought by the resource consent is a non-complying activity under Rule 3.4.6.1(d).
12. The application documents fail to provide:
 - (a) A robust assessment of the relevant District Plan objectives and policies relevant to the

- Peacocke Structure Plan and the Peacocke Character Zone; and
- (b) Sufficient analysis of the relevant objectives and policies to support the conclusions reached by the applicant.

13. The application fails to pass the Threshold Test of Section 104D of the Resource Management Act 1991 and therefore resource consent cannot be granted.

14. The grant of resource consent will not promote the sustainable management of the natural and physical resources of the Peacockes area as a whole.

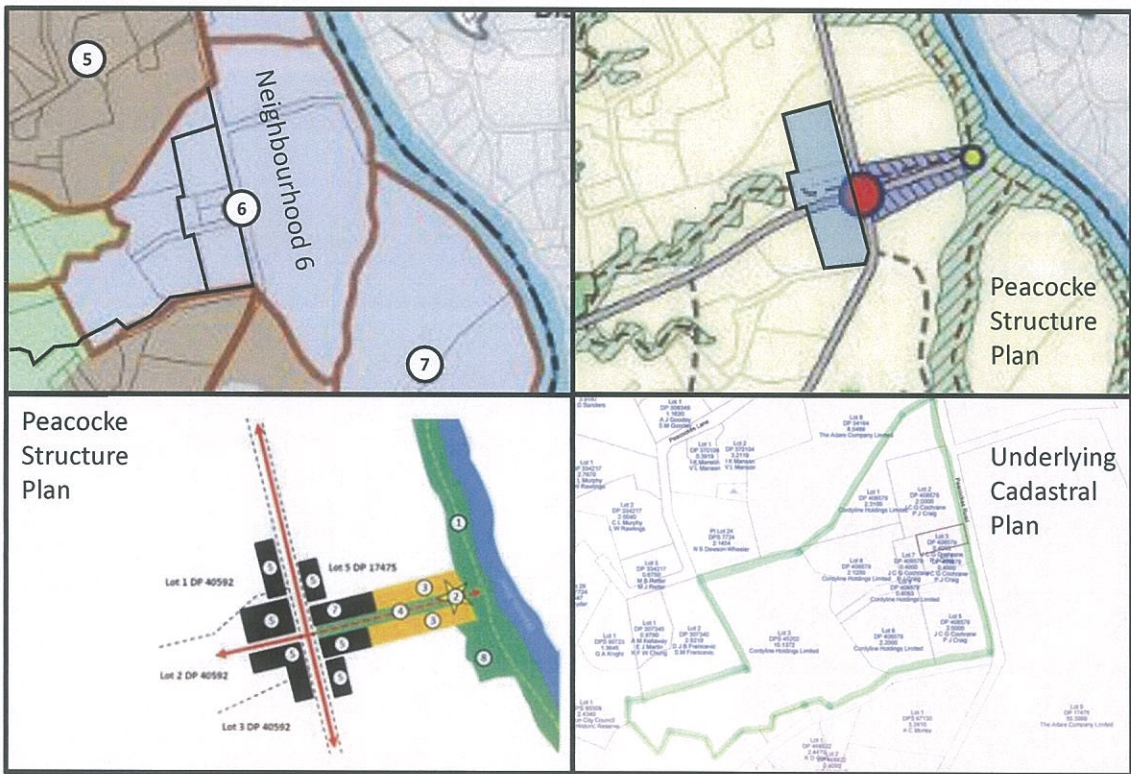
4. ***Decision Sought:***

We seek the following decision from the Hamilton City Council:

That either:

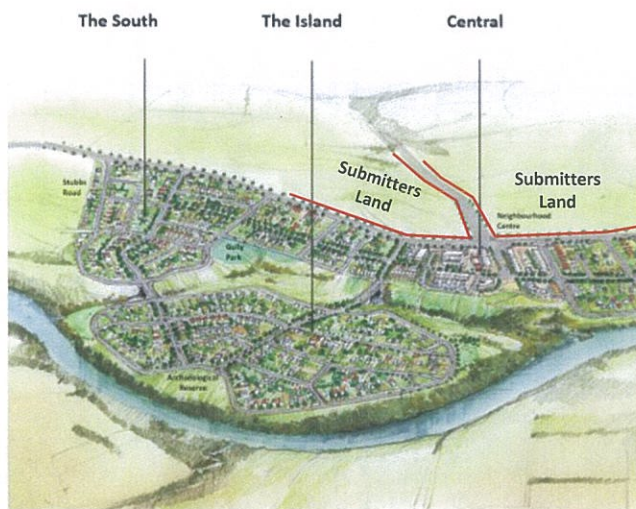
- (a) Resource consent for all activities be declined; or
- (b) That resource consent for all activities in Neighbourhood 6 be declined; or
- (c) The master plan be amended to define the nature, extent and composition of the suburban centre as has been agreed by the owners of affected land within Neighbourhood 6.

ATTACHMENT 1



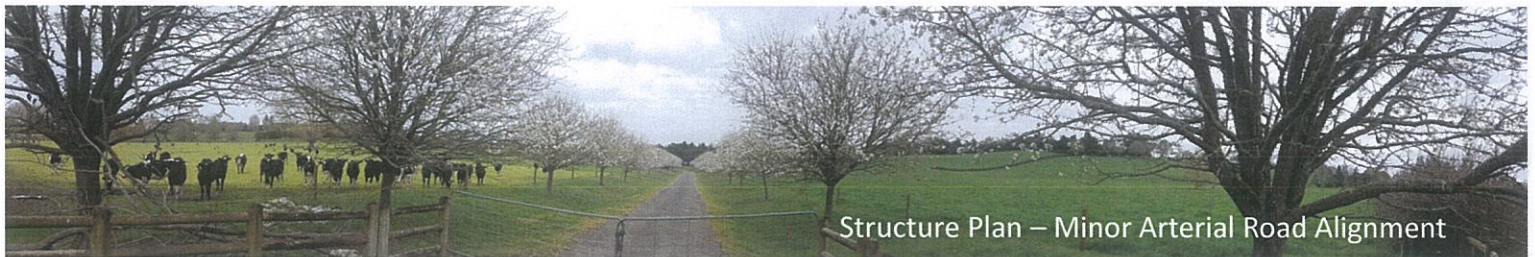
Peacockes Road
Submitters Land
Neighbourhood Centre
Island 'Headland'
Amenity Reserve
Bridge Road
Gully





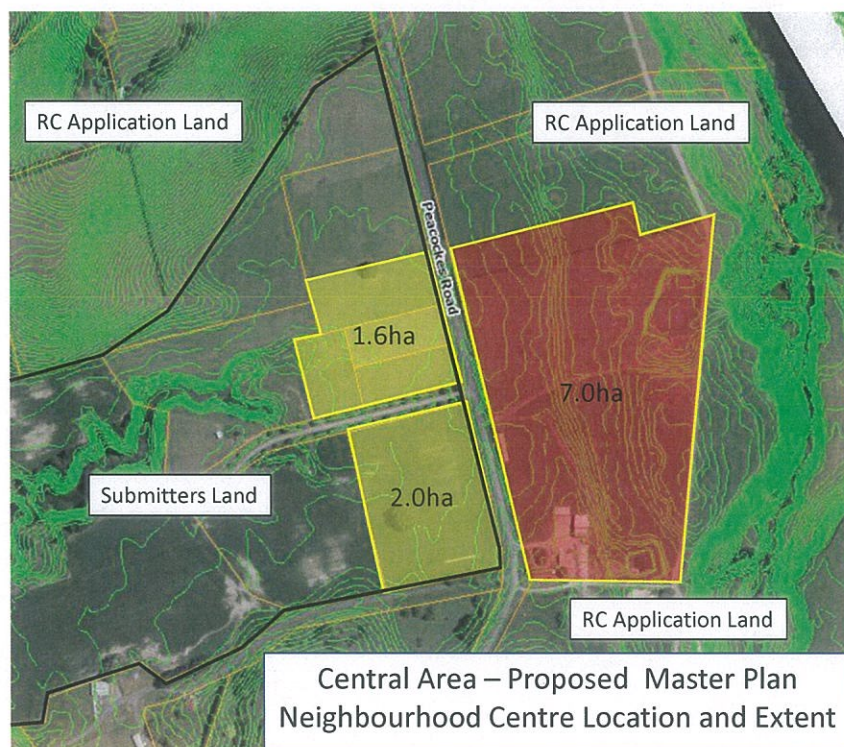
ABOVE FIG. 3-4: Artist impression of the masterplan.

Submitters Property



Subject Property





ATTACHMENT 2

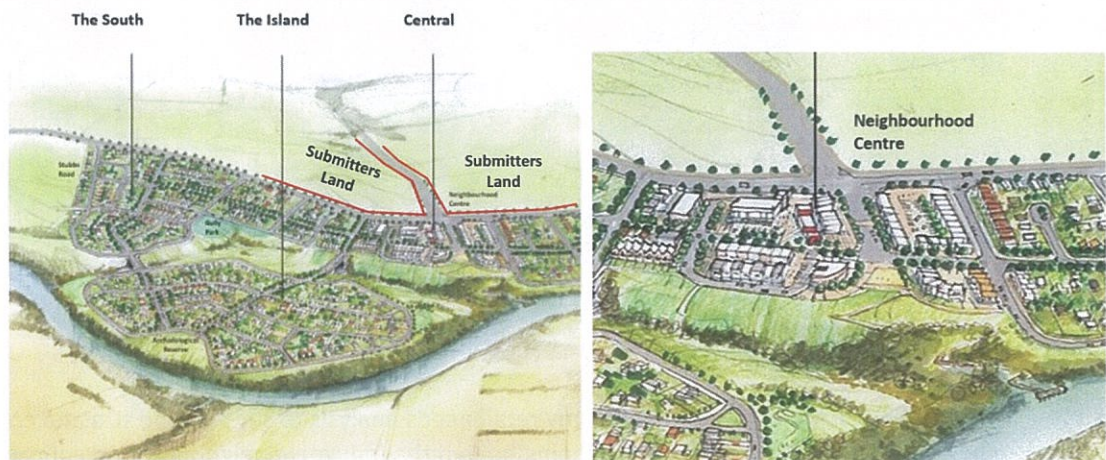
Attachment 2 - Assessment of Application

The Master Plan for which resource consent is sought serves to precisely identify the extent and location of the suburban centre (referred throughout the application as “neighbourhood centre”) and future linkages, including on the submitters land.

The submitters have not been involved the preparation of the master plan and do not agree with it. The submitters land is not involved in the resource consent application but is directly affected by it.



The master plan is illustrated by an artists impression which identifies the extent of the suburban centre (referenced as central).



ABOVE FIG. 1-4 Artist impression of the masterplan.

The central area is intended to “... act as a hub linking all areas together, the north, the south, and the island to the east. It will be the area with the highest diversity of use and a place where the whole community can come together”. The application makes the following points in relation to the Central Area:

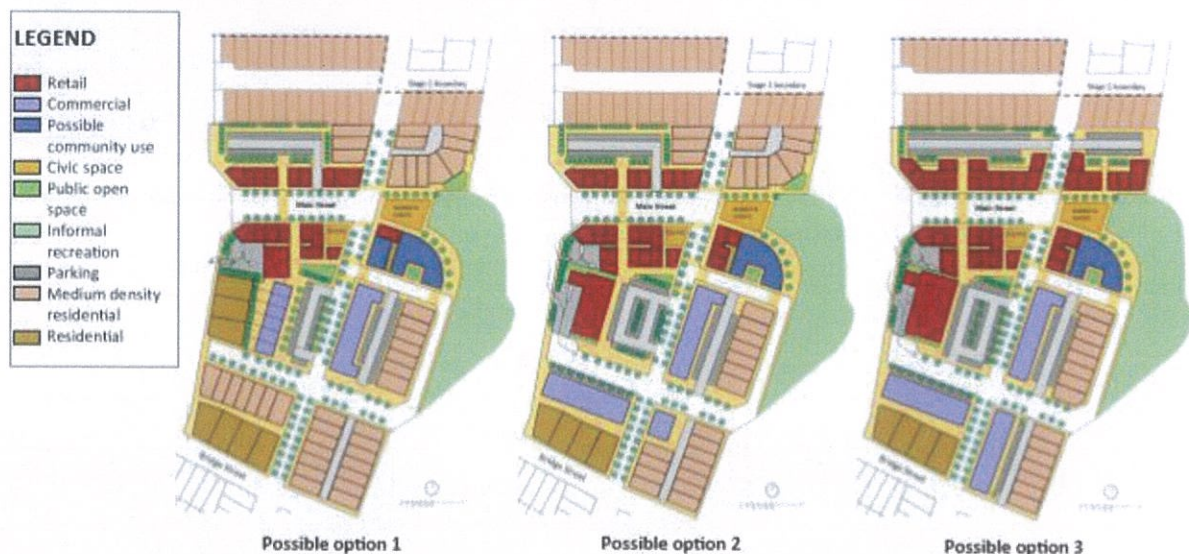
- At its core will be the neighbourhood centre
 - Focus for gatherings, events, markets, shopping and some local employment
 - Provides opportunity for speciality shops and a supermarket
 - Will be highly walkable with small public spaces, an area for markets and a village park

- The design of the neighbourhood centre and its open spaces are illustrative only.
- This area is defined by two superblocks in the subdivision application, and will be dealt with through a future application.
- Development of the core area will occur in the later stages of the development, in order to assist its viability
- In the subdivision the centre is defined by two Superlots, as it is impossible to predict precise design response to meet the markets needs so many years ahead.

Despite these statements the application in Section 4 advises that the design and size of Lots 564 and 565 and the proposed road to vest between them “... have been derived from design concepts to the neighbourhood centre, based on commercial advice around Gross Floor Areas (GFAs) of retail and employment uses”.

The urban design assessment provided in support of the application goes on to provide three indicative neighbourhood centre concepts, which:

- are exclusive to the application land; and
- fail to acknowledge submitters land; and
- fail to provide concepts which are integrated with the submitters land.



ABOVE FIG. 4-3: Indicative neighbourhood centre concepts.

The application fails to provide any retail needs analysis to support the size and configuration of Lots 564 and 565 or the reasoning behind the indicative neighbourhood concepts. Despite this advice is provided that:

- master plan design for the neighbourhood centre allows for:
 - between 3,000m² and 6,600m² GFA retail
 - between 2100m² and 3,300m² GFA commercial uses
 - community use (hall for hire with a commercial component)

No justification is provided for why the submitters land has been excluded from the concepts provided except for the following statement “The indicative urban design for the neighbourhood centre also spans across to the western side of Peacockes Road, as envisaged by the Peacocks Structure Plan and the concept plan therein (Figure 3.4.3a)”.

The assessment of effects forming part of the application concludes that *"effects are no more than minor"*. No consideration of effects has been made with respect to deviations from the Peacockes Structure Plan and the lack of integration with other land forming part of the Neighbourhood 6 area.

No consultation has been undertaken with the submitters in relation to the proposals for which resource consent is sought.

ATTACHMENT 3

Attachment 3 - Hamilton City Operative District Plan:

The Subject property is located within the Peacockes Character Zone and is subject to the provisions of the Peacockes Structure Plan. The relevant sections are:

- Section 3 – Structure Plans
- Section 5 – Special Character Zones (Peacockes Character Area)

Section 3 – Structure Plans

The purpose of the Peacockes Structure Plan is to “illustrate the proposed layout of a future development area” and to “plan for the future in an integrated manner” by:

- outlining a vision for the future;
- setting out where growth can be accommodated; and
- setting out a future land use pattern

When a consent is required for subdivision and/or development within the Peacocke Structure Plan area, the District Plan provides in 3.4.1 that “the proposal must be in accordance with the objectives and policies ... for Structure Plan areas”. The key objectives and policies are:

Structure Plans

Objective 3.3.1

Optimised, long-term, positive environmental, economic, social and cultural effects of Greenfield development.

Policy 3.3.1a

Development should be in general accordance with the Relevant Structure Plan.

Objective 3.3.2

New urban development is appropriately serviced and properly integrated to minimise City network impacts.

Policy 3.3.2c

Development is coordinated with the provision of infrastructure and social infrastructure.

Objective 3.3.4

An integrated and efficient pattern of land use and transportation so as to sustainably manage the impact of development on existing and planned transport infrastructure.

Policy 3.3.4c

Enable connectivity with other undeveloped adjoining sites.

Peacocke

Objective 3.4.1.6

Encourage an overlapping mix of land uses

Policy 3.4.1.6b

Use mixed use planning rules to encourage a diverse and compatible range of activities,

both vertically and horizontally.

Objective 3.4.1.12

Develop the neighbourhood as the building block of the area.

Policy 3.4.1.12a

Establish an integrated network of neighbourhoods, each distinctive and each with its core and sense of place.

Policy 3.4.1.12b

Focus neighbourhoods around parks, schools, centres, and main streets.

Neighbourhood 6 forms part of the terrace area. In this area the Peacockes Structure Plan identifies that:

- High density residential development would benefit from location in this area
- A master plan is required for the river frontage prior to any development taking place, in order to ensure that the large river frontage is fully utilised, creating an interesting and distinctive urban form
- A suburban centre is provided for

The Suburban Centre is to be the focus of the majority of commercial activities within Peacocke. It is to include:

- Public library
- Schools
- Public transport centre
- Retail and traffic oriented activities

Figure 3.4.3a: Concept plan showing the proposed Suburban Centre and its relationship to the river and distribution of land uses



The submitters recognise and acknowledge that:

- the diagram “does not define the exact location and extent of the suburban centre and is indicative only”.
- the diagram illustrates the nature, form and function of the suburban centre and the fact that the submitters land is integrated with and forms a substantial component of the suburban centre.

The intent of diagram 3.4.3a would be overridden by the granting of resource consent for subdivision and the master plan without reference to or consultation with the owners of other land which are not subject to the application.

Advice provided by the structure plan in relation to the suburban centre is:

- *“the suburban centres indicative location on a transport route will ensure it is easily accessible to the entire growth cell”*
- *“The size and configuration of the suburban centre will be determined in more detail once a retail needs analysis for Peacocke has been developed”*
- *“The location of the suburban centre creates a strong link via a pedestrian oriented ‘green street’ to a community focal point on the Waikato River”*
- *“the community focal point will focus on hospitality and small boutique retail as well as encouraging the use of the river esplanade and the river as a potential connection between the growth cell and the central city and other key destinations (Figure 3.4.3a)”*

Rule 3.4.6.1(d) provides that the development of land that is not located within the Stage 1 cell or defined land adjoining State Highway 3 is a **non-complying activity**. This rule applies to the resource consent application. The applicant fails to acknowledge this consent trigger in their application documents.

Section 5 – Special Character Zones (Peacockes Character Zone)

Neighbourhood 6 is located within the Peacockes Character Zone.

Special Character Zones

Objective 5.2.1

The Special Character Zones retain and enhance their identified values.

Policy 5.2.1f

New urban development in the Peacocke Structure Plan area should demonstrate consistency with the urban design guide and create residential and commercial areas of high amenity which respond positively to the area’s natural environment.

Peacocke Character Zone

A master plan approach has been developed by the District Plan which is intended to:

- Ensure the character to be established is a high quality urban environment that is based on urban design principles outlined in the Peacockes Structure Plan
- Ensure that infrastructure provisions and staging are integrated with development while enabling flexibility and innovation in design.

The key objectives and policies are:

Objective 5.2.8

To ensure urban development within the Peacocke Character Zone delivers high levels of residential amenity, respects and restores the area’s natural environment, and is sustainably integrated with the city as a whole.

Policy 5.2.8a

Ensure through master planning that urban development is not compromised through inappropriate land use activities.

Policy 5.2.8b

Ensure the appropriate nature, scale and intensity of urban development is undertaken in an efficient and coordinated manner in order that integrated and efficient development occurs within and between the neighbourhoods and the city as a whole.

Policy 5.2.8c

Ensure that development is consistent with the Peacocke Structure Plan and any master plan prepared for the area.

Policy 5.2.8d

Ensure that development and non-residential activities are located in areas identified in the Peacocke Structure Plan or any approved master plan that provides for such activities.

This objective and its associated policies is seeking to ensure that urban development (including its associated land use allocation) is integrated. This integration is to be achieved through master planning and consistency with the Peacockes Structure Plan.

The structure plan is in place and forms part of the Operative District Plan. It needs to be ensured that the master plan proposed by this resource consent application is consistent with achieving the outcomes sought by the policies, including:

- Ensuring urban development is not compromised through inappropriate land use activities and
- Ensuring that the appropriate nature, scale and intensity of urban development is undertaken in an efficient and coordinated manner.
- That integrated development occurs within and between neighbourhoods
- That development is consistent with the Peacocke Structure Plan
- Ensuring that development and non-residential activities are located in areas identified in the Peacocke Structure Plan.

Reference in the policies to approved master plans, elevates the status of these plans to be equal with the Peacockes Structure Plan.

Once an approved master plan is in place (in this instance based on already completed design concepts) it will be used to justify further application for resource consent and the making of decisions without reference to other land in the neighbourhood and the general provisions of the structure plan itself.

The granting of consent to the master plan as proposed will lock in place the pattern of development for the neighbourhood as a whole.

The granting of subdivision consent will provide the mechanism by which future applications for resource consent can be made independent of other land in the neighbourhood.

Sarah Blanchett

From: Peter Skilton <peter@zone.co.nz>
Sent: Friday, 28 September 2018 03:18
To: Planning Guidance Customer Enquiry
Cc: dave@merestone.co.nz; 'Colin Cochrane'
Subject: Weston Lea Ltd - Land Use 10.2018.00009853.001 & Subdivision
11.2018.00006695.001 - Johnson Family Trust Submission
Attachments: Johnson Family Trust Submission (final).pdf
Categories: Blue Category

To whom it may concern

Please find attached a submission from Johnson Family Trust on the above resource consent applications lodged by Weston Lea Limited.

Please feel free to contact me to discuss any issues arising.

Peter Skilton
(on behalf of Johnson Family Trust)

Form 13

- Submission on application concerning resource consent or esplanade strip that is subject to public notification or limited notification by consent authority

Sections 41D, 95A, 95B, 95C, 96, 127(3), 136(4), 137(5)(c), and 234(4), Resource Management Act 1991

To: Hamilton City Council

Submitter's Details:

Full name: Sean McConnell

Address: 711 Peacockes Road, RD2, Hamilton 3282

Mobile: 02108392675

Email: mcconnell.sean@gmail.com

Submission Details:

I oppose all of the resource consent on the application made by Weston Lea Limited for resource consent to develop 105 hectares of land adjoining the western bank of the Waikato River in Peacocke, Hamilton, (i.e. a major new urban development known as Amberfield) at 337-461 Peacockes Road, Hamilton.

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

I am directly affected by an effect of the subject matter of the submission:

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

The proposal for the Amberfield development in essence involves converting a 105-hectare working farm into medium density housing comprising approximately 860 single dwelling residential lots, as well as a town centre providing 5,000m² to 10,000m² of retail space. Residential lot sizes will vary from 700m² down to 200m², although separate consent would be required to achieve lot sizes less than 400m².

The basis for my objection is that the proposed housing density is ill suited for this site.

2. The reasons for my submission are:

PLANNING GUIDANCE
28 SEP 2018
TIMEAM/PM

This proposed “medium density urban development” would represent a radical departure from the present Peacockes community, which encompasses some 100 lifestyle blocks along Peacockes Road, Peacockes Lanes, Weston Lea Drive, Westbrook Place, Faiping Road, Fantail Lane, and Gainsford Road. The current residents of this community would be adversely affected by the abrupt change in land use from rural to urban, which would see significant changes to traffic patterns, noise and light pollution, environmental degradation through habitat destruction, loss of shared enjoyment of open green space, and an infringement on innumerable aspects of rural living which drew them to these lifestyle blocks in the first place. Additional concerns include the sudden strain on the local school which could expect a doubling or tripling of enrolment, as well as the potential for increased crime or antisocial behaviour as may happen in areas of greater population density.

The most obvious and immediate concern to surrounding residents is the significant strain placed on the existing roading infrastructure. The developers acknowledge that if development proceeds before the completion of the proposed Wairere Drive extension and southern bridge, that “Peacockes road is the road which will... provide all access to other parts of the city.” Traffic to the CBD from Amberfield would follow Peacockes road northbound, to Norrie Street, then along Bader Street. This route already struggles to handle rush-hour traffic volumes, and will only be further congested as concurrent development proceeds in the Fitzroy neighbourhood. It is unrealistic to believe that many commuters would proceed northwest up Peacockes Road and then turn southwest along Dixon Road to SH3, especially as there is no provision for a right turn from Dixon to head into town. Also affected would be the myriad of nearby commuters from the 1,000 plus houses in the Fitzroy and Bader neighborhoods, all who presently rely on the Peacockes-Norrie-Bader corridor to access the city. It is of little solace that “bus routes are envisioned along Peacockes Road,” as the developers have neither the authority nor responsibility to see such a concept to fruition. Gridlock and road-rage are inevitable along the residential streets of Bader if this development proceeds.

The impact of the Amberfield proposal on the local school appears not to have even warranted consideration by the developers, as there is no mention made in the *Brief Description of Proposal* document which was sent to affected stakeholders. Although some space was devoted to paying lip-service to the impact on the long-tailed bat, the plight of our tamariki and their education did not feature. The Amberfield site is located in the north-eastern corner of the Rukuhia county school’s enrolment zone, as depicted in the attached map. This “hidden gem of the Waipa” serves students from years 1 through 8, with a total enrolment of slightly more than a hundred pupils. It is difficult to comprehend how a sudden swelling of the rolls might disrupt and overwhelm our local school. Clearly further study and planning are required, and buy-in from parents and school officials will need to be sought.

The management, dispersal, and treatment of sewage is another source of concern. It is a curious plan to shunt wastewater under the Waikato River, north through six kilometres of pipe (funded by Council) to the city’s Far Eastern Interceptor for treatment. This prompted me to review the *Report on Wastewater Disposal for the*

Amberfield Development, Peacockes Structure Plan Area, Hamilton South, in which I was dismayed to learn that the most logical plan to send wastewater to the city's Western Interceptor is not possible, as that facility is already stretched to maximum capacity. "The Western Interceptor is known to have several overflows occurring in heavy wet weather" i.e. untreated sewage will regularly enter the Waikato River during heavy rains if Amberfield connects to this facility. Instead, the Far Eastern Interceptor has been identified to receive Amberfield's waste because presently it has the greatest spare capacity. I wonder whether that will still be the case if development were to continue to the city's eastern fringes, across Gordonton Road? Even if this disposal route is the best option, there is still the matter of safely transporting the sewage across the Waikato River. If development were delayed until the Wairere Drive southern links bridge was in place, a pipeline could be included in the river crossing. By forging ahead with development presently, deep drilling below the riverbed will be required to safely lay a pipeline. The justification for this approach seems to be simply that there are drilling companies willing to take the work, and it would not be the first time that such a pipeline has been forced under the awa. The Waikato River is a taonga for all, not merely another obstacle to be undermined when rerouting sewage! How can the people of the Waikato be assured of the prudence of this plan?

As more and more family farms and strawberry fields succumb to the pressure of development, the further loss of open space to dense housing should not be accepted lightly by the people of Hamilton. The developers could have chosen to include purposeful well-suited areas for recreation, but have instead opted to piggyback the walking tracks on top of the existing areas of gully and riverbank; areas which would not have been suitable for development anyway, and which must be left in place both for stormwater management and environmental considerations. It is disingenuous of the developers to take credit in this manner for preserving "22.5ha of esplanade and gully reserve areas" as these spaces account for the bulk of the 29ha of undeveloped land within the site. It is insulting to the community that the developers propose for Council to purchase and spearhead creation of an adjacent property into a 7ha sports field.

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

I accept the right of the Peacockes family descendants to sever their long ties to their farm, and to reap the considerable financial windfall of this valuable land inherited from their forbearers. I strongly disagree however with the Amerberfield proposal for dense housing, with lot sizes as small as 200m². Other recently developed farmland around the city, such as in Rototuna, has resulted in lot sizes in the 650-800m² range yet even these neighborhoods are cramped and dense. Such small lots will not provide a high standard of living, nor will they enhance our city other than with a short-sighted increase in revenue from rates, all the while as infrastructure and services groan from the additional burdens.

I propose instead that Council grant resource consent for residential development with a much lighter footprint. The Peacockes Master Plan should look to find harmony with the

existing lifestyle block community, by ensuring lot sizes greater than an acre. Large lots with breathing space, trees, and quality homes will add greater value to Hamilton in the long run by attracting and retaining higher income professionals whose skills will enhance our healthcare and technology sectors, among others. Council has an opportunity here to build the next Tamahere or Pencarrow Road, and to do it within the city limits on the very doorstep of the CBD. Don't let Waipa and Waikato District Council take the lead when it comes to elevating the quality of living in the Waikato!

I do not wish to request a speaking opportunity to present my opposition at a Council hearing.

If others make a similar submission, I would like to consider the option to present a joint case with them at a hearing.

I have attached additional support of my submission:

Map of the Rukuhia School enrolment zone

Link to: Report on Wastewater Disposal for the Amberfield Development, Peacocks Structure Plan Area, Hamilton South:

<https://www.hamilton.govt.nz/our-services/planningguidanceandresourceconsents/publicly-notified-applications/2018%20Document%20folder/Adare%20Application%20-%20Appendix%20L%20-%20Wastewater%20Disposal%20Report%202018-05-16.PDF>

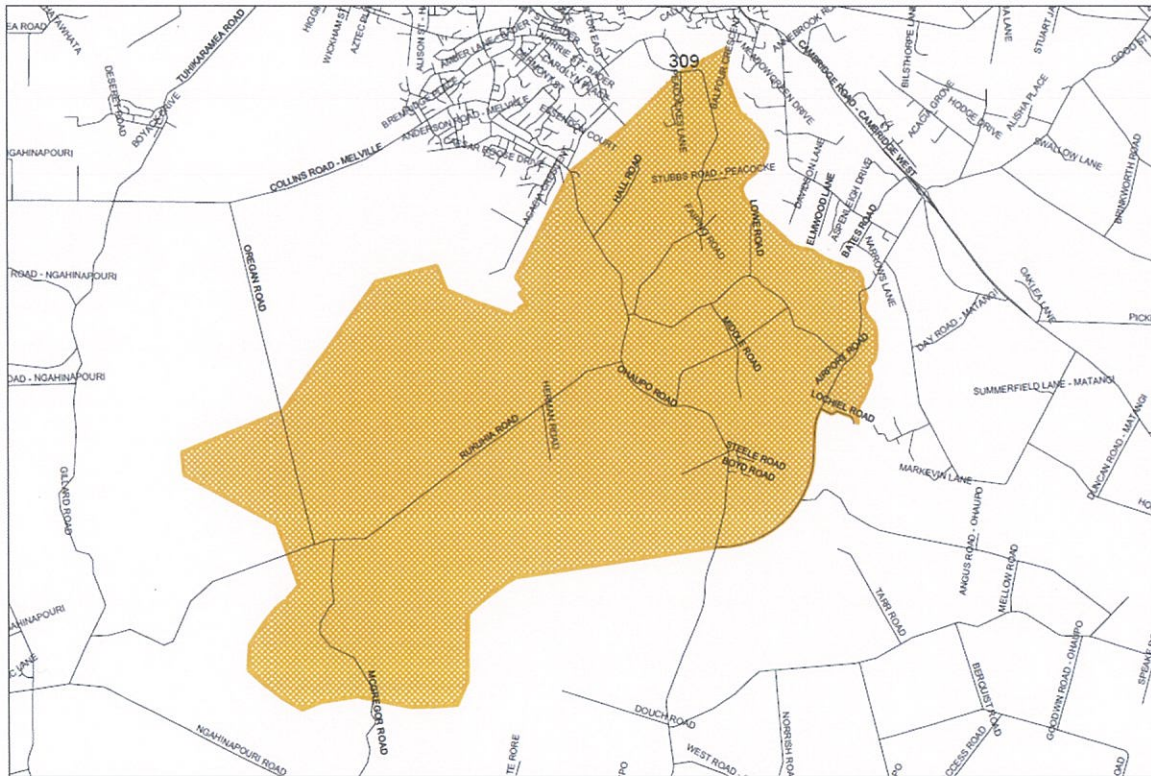
Signature of submitter

Sear McConnell

Date

27th September, 2018

Rukuhia Home Zone



Sarah Blanchett

From: mcconnell.sean <mcconnell.sean@gmail.com>
Sent: Friday, 28 September 2018 07:14
To: Planning Guidance Customer Enquiry
Subject: Submission on application for resource consent re: Peacockes road development "Amberfield"
Attachments: Submission on a Notified Resource Consent Application (v1.1).docx
Importance: High
Categories: Blue Category

To whom it may concern,
Please find attached my submission opposing granting of resource consent for the proposed "Amberfield" development.
Regards,
Sean McConnell

Sent from my Samsung Galaxy smartphone.

Submission on a Notified Resource Consent Application

Resource Management Act 1991

OFFICE USE ONLY

File No: 10-2018-9853.001

Submission No: 47

Submitter's Details

Full name:	Graham Saunders		
Address:	5 Dillon Place	Postal code:	3216
Name of agent: (if any)			
Address for service: (if different from above)			
Work Phone:	078384092	Mobile:	
Home Phone:		Fax:	
Email:	graham.saunders@waikato.ac.nz		

Submission Details

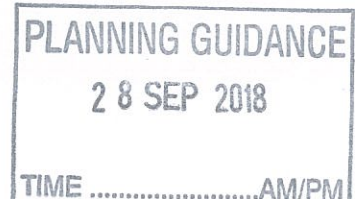
I/we ☐ support parts or all of ☒ oppose parts or all of ☐ in neutral to parts or all of
(tick as many as relevant)

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

on the application made by (name of applicant):

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:

The building of houses and associated development close to the river (e.g. the proposed River Edge Drive, Terraces and The Island).

2. The reasons for my submission are:

The northern bank of the Waikato River opposite the proposed development contains Hammond Bush, which is one of the last remaining sites for the endangered, endemic Long-tailed Bats in a New Zealand city or large town. The area also has ecological importance beyond the bats. The vegetation on both sides provides valuable habitat for insects on which the bats feed. The trees in Hammond Park also provide roost sites for the bats. To develop the land on the southern bank close to the river would impact negatively, probably disastrously, on the bats, as well as other native species. The reduction in area of land that provides the insects, the light pollution, and the disturbance from a significant human presence would all contribute to the impact.

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

1. To not allow development closer than ca. 100 m of the river.
2. To mitigate any negative impacts by establishment of a barrier of native bush (especially suitable trees) between the development and the 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: 27th 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.**
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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?

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

Sarah Blanchett

From: Graham Saunders <gs89@students.waikato.ac.nz>
Sent: Friday, 28 September 2018 07:57
To: Planning Guidance Customer Enquiry
Cc: dave@merestone.co.nz
Subject: Amberfield submission
Attachments: Amberfield Submission.pdf

Categories: Blue Category

Plesae find attached my submission on the proposed Amberfield development.

Regards,

Dr Graham Saunders

Submission on a Notified Resource Consent Application

Resource Management Act 1991

OFFICE USE ONLY

File No: 10.2018.9853.001

Submission No: 48

Submitter's Details

Full name:	<u>CHRISTINE ELIZABETH BAIGENT</u>		
Address:	<u>18 SHERIFF PLACE</u>	Postal code:	<u>3216</u>
Name of agent: (if any)			
Address for service: (if different from above)			
Work Phone:		Mobile:	<u>021 564433</u>
Home Phone:		Fax:	
Email:	<u>chrisbaigent@xtra.co.nz</u>		

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):

PEACOCKS 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:

- * I dispute the effects on my property would be considered "low"! The development will have an extremely significant impact on the views from my indoor/outdoor living areas, (as shown on the attached photos).
- * The density and closeness of the housing to the river.

2. The reasons for my submission are:

- * The impact of the development on the value of my home.
- * Loss of rural views
- * The threat to the 'critically' endangered native bats
- * The significance of the ecology of Hammond Park could be seriously endangered.

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

I would encourage the Council to seriously consider the effects of such a large, dense development would have on all the residents of Riverlea including the native birds & bats.

These residents have worked many voluntary hours developing and protecting Hammond Park for future generations.

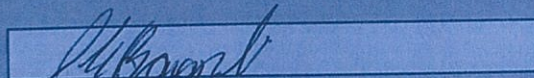
This development needs to be low density with a significant native forest bordering the river.

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: 26/9/18

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

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Planning Guidance

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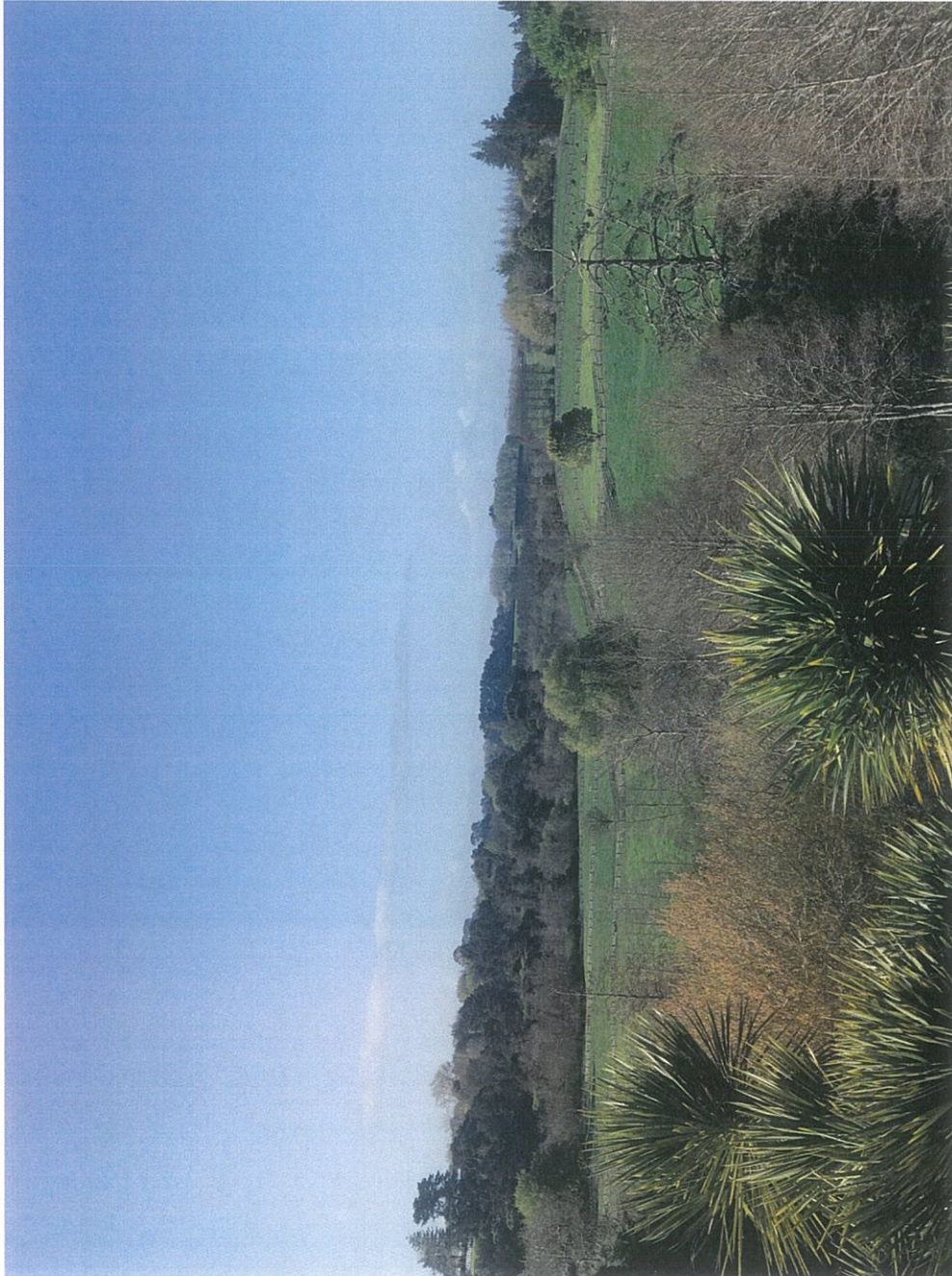
PG A1 / Dec2015

2

File No: 10.2018.9853.001

Submission No: 48

Christine Elizabeth Baigent



File No: 10.2018.9853.001
Submission NO: 48
Christine Elizabeth Baigent



File No: 10.2018.9853.001
Submission No: 48
Christine Elizabeth Baigent



Sarah Blanchett

From: Christine Baigent <chrisbaigent@xtra.co.nz>
Sent: Friday, 28 September 2018 08:41
To: Planning Guidance Customer Enquiry
Cc: dave@merestone.co.nz
Subject: Proposed development at Peacockes Road

Categories: Blue Category

Apologies for my late submission as we have been overseas so only just read the Council info.
I hope the Council fully understand the uniqueness of this special environmental area that lies within the City boundary and needs to be preserved.

Submission on a Notified Resource Consent Application

Resource Management Act 1991

OFFICE USE ONLY

File No: 10-2018-9853.001

Submission No: 49

Submitter's Details

Full name:	alec forbes		
Address:	149a riverlea road	Postal code:	3216
Name of agent: (if any)			
Address for service: (if different from above)			
Work Phone:		Mobile:	0275294469
Home Phone:		Fax:	
Email:	exitpersuedbyabear@gmail.com		

Submission Details

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

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

on the application made by (name of applicant):

Weston Lea Ltd.

to (describe the proposal):

Amberfield subdivision proposal

at (address of proposal):

Peacocke Road - Amberfield

PLANNING GUIDANCE
28 SEP 2018
TIMEAM/PM

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:

i am opposed to :

- * the lack of any significant mitigation, or concrete proposals, to safeguard and enhance the habitat of the critically endangered native long-tail bat.
- * the meagre scale and scope of the proposed river-side plantings.

2. The reasons for my submission are:

the report : Terrestrial Ecological Assessment : commissioned by the developers - Weston Lea Ltd - and undertaken by Boffa Miskell, states : that the native long-tailed bat is "threatened - nationally critical status" and furthermore that the ecological value of the native long-tail bat is "very high". the report goes on to say that there would be a "permanent increase of anthropogenic disturbance - rendering the site effectively impermeable to the long-tailed bat".

the report also notes that the project site is located in the last remaining habitat for the long-tailed bat in Hamilton City.

the proposal by Weston Lea Ltd does make a small concession to the long-tailed bat, by proposing a 'Trust' to be set up. the terms of the Trust are vague and open-ended.

the long-tailed bat requires serious protection and safeguards for its continued existence. these must be in place prior to any work commencing.

* the development proposal, while having a goodly number of green spaces, does not - other than statutory obligations - give any significant respect or consideration to the Waikato River. while we cannot change the past, we can create a better future - were the requirements for a healthy river, and the thriving bio-diversity that comes with such conditions are given the very highest level of priority.

these two reasons are in many many aspects - complimentary.

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

* to request, oblige or demand that a detailed, comprehensive and practical plan - approved by the relevant authorities - be created to ensure that the Amberfield development does what is required to ensure not only the immediate survival, but the long term future of the last remaining population of long-tailed bats in Hamilton.

* to ask for a revised (and expanded) native tree / forest planting schedule / plan to be created along the banks of the Waikato River. to ask that a wider view of the ecology of the river and surrounding land be taken.

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

☒ Yes ☐ No

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

☒ Yes ☐ No

I have attached additional information in support of my submission:

☐ Yes ☒ No

Signature of submitter:

Date: 28/09/2108

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

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Sarah Blanchett

From: alec alec <exitpersuedbyabear@gmail.com>
Sent: Friday, 28 September 2018 09:07
To: Planning Guidance Customer Enquiry
Subject: Amberfield - resource consent
Attachments: PG A1 Notified Resource Consent Submission Form.pdf

Categories: Blue Category

greetings,

attached is my submission to the Amberfield resource consent application ...

alec

Submission on a Notified Resource Consent Application

Resource Management Act 1991

OFFICE USE ONLY

File No: 10.2010.9853.001

Submission No: 50

Submitter's Details

Full name:	chandani Karunathillake		
Address:	47A, Malcolm Street, Riverlea, Ham	Postal code:	3216
Name of agent: (if any)	--		
Address for service: (if different from above)	--		
Work Phone:	--	Mobile:	0211253138
Home Phone:	07 8591355	Fax:	
Email:			

Submission Details

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

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

on the application made by (name of applicant):

Weston Lea Limited

to (describe the proposal):

Amberfield Subdivision

at (address of proposal):

Peacockes Road

PLANNING GUIDANCE

28 SEP 2018

TIMEAM/PM

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:

2. The reasons for my submission are:

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

A substantial area of the riverside land should be set a side for restoration of native vegetation to create another forest area like Hammond bush. That will be more beneficial and give huge impact and plus point to the people's quality of life who are going to live on both sides of the river rather than developing the usual boring stressful busy urban area. Back the early days they called this area a hidden gem in Hamilton. I strongly demand and request on behalf of all the neighbours not to destroy this hidden gem to both sides and appeal to protect this valuable hidden gem in Hamilton. We strongly disagree with the 7 meter planting strip.

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

☒ Yes ☐ No

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

☒ Yes ☐ No

I have attached additional information in support of my submission:

☒ Yes ☐ No

Signature of submitter:

Date: 28/09/2018

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

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Phone: 07 838 6699

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or post to:

Planning Guidance Manager

Planning Guidance Unit
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Planning Guidance

Hamilton City Council
Phone: 07 838 6699

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Sarah Blanchett

From: pradeep kumar <sacpradeepkumar@hotmail.com>
Sent: Friday, 28 September 2018 10:06
To: Planning Guidance Customer Enquiry
Cc: pradeep kumar
Subject: amberfield
Attachments: Adare - Submission Form (1).pdf; 20180503_205749.jpg; 20180925_204315.jpg