

ADDENDUM ASSESSMENT OF ENVIRONMENTAL EFFECTS

AMBERFIELD APPLICATION FOR SUBDIVISION AND LAND USE CONSENTS FOR DEVELOPMENT

Prepared by



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APPENDICES

- Appendix A: Amberfield Peacocke, Hamilton Addendum to Urban Design Report. UrbanismPlus, February 2019
- Appendix B: Amberfield Landscape/ Visual Effects/ Open Space Addendum Report. Prepared for Weston Lea Limited. Boffa Miskell, 5 February 2019
- Appendix C: Amberfield Ecological Assessment Addendum. Prepared for Weston Lea Limited Boffa Miskell 20 February 2019

- Appendix D: Addendum to Geotechnical Investigation Report – Peacockes Road, Hamilton Engeo, 20.02.2019
- Appendix E: Amberfield North-East Alterations - Civil Engineering Infrastructure Weston Lea Limited. Harrison Grierson, February 2019

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- Appendix F: Scheme Plans, Preliminary Engineering Drawings and Staging Plan Harrison Grierson February 2019
- Appendix G: Amberfield Open Space Drawings Peacocke, Hamilton Boffa Miskell dated 19 February 2019
- Appendix H: Amberfield Open Space Framework (Amended) Peacocke, Hamilton Boffa Miskell 14 February 2019.

1. INTRODUCTION

This Addendum Assessment of Environmental Effects (**Addendum**) is being submitted as further information to Hamilton City Council (**HCC**) and Waikato Regional Council (**WRC**) in relation to the resource consent applications that were lodged on behalf of Weston Lea Ltd (**Weston Lea**) with both Councils on 21 May 2018. The applications are for the subdivision and development (to be known as Amberfield) of land adjoining the western bank of the Waikato River in Peacocke, Hamilton.

This Addendum addresses changes that are proposed to the development layout in the northeastern area of the Amberfield site, as well as other matters that have arisen since the provision of the further information and the receipt of submissions.

Weston Lea has made the changes to the development layout in the northeastern area of the Amberfield site in response to several submissions that raised concerns in respect of the potential impact of the development on ecology, specifically the long-tailed bat.

In making the changes to the development layout, Weston Lea has met with HCC's ecological peer reviewers and several submitters' ecological advisors (namely ecological advisors to the Department of Conservation, Riverlea Environmental Society Incorporated and Forest and Bird), to discuss the proposed changes.

The purpose of these changes is to increase the setback of the proposed lots and roads from the Waikato River and its margins, and to establish a reserve with additional bat foraging habitat, to address potential effects on long-tailed bats.

The changes represent a more precautionary approach following the discussions with HCC's ecological peer reviewers and the submitters' ecological advisors.

A further change is to be made as a result of these discussions in the retention of the east-west shelterbelt located along the southern boundary of the Knoll reserve. The shelterbelt also extends to the west through to Peacockes Road and its retention here will require development to avoid removal of the trees and the maintenance of the corridor used by bats. The final design will be provided as soon as possible following the lodgement of this addendum, following further consultation with HCC and the submitters' ecologists.

Two further matters have been addressed resulting from discussions with the HCC consents team in relation to staging and the achievement of the urban form as set out in the original AEE, in particular the consenting of duplexes, apartments and other higher density residential forms.

This Addendum includes appendices that provide additional descriptions and technical assessments of the proposed changes. This Addendum is intended to be read in conjunction with those technical assessments, as well as the original AEE submitted on 21 May 2018 and the further information to HCC and WRC dated 17 August 2018 that was provided in response to further information requests.

2. DESCRIPTION OF PROPOSED CHANGES

2.1 Overview

The proposed changes are shown in the amended scheme plans and preliminary engineering drawings (**Appendix F**) and Open Space Framework (**Appendix G**).

The primary changes to the development layout are focussed on accommodating a wider area of open space to the west of the Waikato River in the northeastern area of the site. The purpose of the changes is to create a greater open space / vegetated separation between the future residential area and the river and to establish a reserve with additional bat foraging habitat. The changes will also increase the separation between the new residential area within Amberfield and Hammond Bush, a known long-tailed bat roosting area, which is located on the opposite side of the river in the suburb of Riverlea. In addition to this greater physical separation, additional planting is proposed along the river terrace to increase and enhance the habitat values of the area.

This has required the relocation of the street along the river (Road 3) in the north-eastern area further to the west. The easternmost proposed road (Road 2) and block of back to back lots has effectively been deleted. The resulting river reserve edge block of residential lots will be deepened with the addition of 17 rear lots which will be accessed off shared driveways accessed from the new river reserve edge road.

Pulling the extent of the proposed development west, away from the river, has removed the requirement for a substantial area of fill adjacent to the river on the naturally lower terrace. The perimeter river reserve edge road will now sit at a level more closely aligned to natural ground. Consequently, the volume and area of earthworks will be reduced.

The area of change to the layout extends to the south-eastern end of the proposed Knoll reserve. The engineering re-design of the vertical alignment of the river reserve edge road in this location has involved consequential changes to the width of the open space frontage between the Knoll reserve and the road. In addition, the alignment of the rear lot boundaries of the residential lots adjoining the Knoll reserve has been re-aligned, which slightly increases the area of the reserve in this location and improves the topographical relationship between these lots and the reserve. The new boundary seeks to better follow the natural topography with the knoll open space sitting above the house lots below.

The changes to the development layout enable the re-positioning and increase in size of a proposed stormwater raingarden basin in the north eastern area, a reduction in the number of stormwater outfalls to the Waikato River and the relocation of the wastewater pump station (PS4) to a position where it can be accessed more easily.

The changes result in an overall reduction of 27 residential lots.

With reference to the retention of the full east-west shelterbelt, this will require further land to the west of the Knoll reserve to remain outside the development envelope. As noted above, further details will be provided as soon as possible.

2.2 Urban Form

The proposed amended layout will provide a good interface between the private lots and the public realm by retaining the river reserve edge road, which is one of the key attributes of the urban form of Amberfield.

Although 17 rear lots will be created within the northeastern area, the deep block between the river reserve edge road and the road further west (Road 9) is an appropriate response to the landform that includes steep areas that can be effectively incorporated in this block through earthwork contouring. Access for 16 of these rear lots will be by way of eight jointly owned access lots (JOAL), with the remaining lot having its own access leg. This design approach will minimise the number of vehicle crossings and maintain continuity of landscaping and car parking within the streetscape.

One benefit of the proposed changes is that the Knoll reserve will have a wider frontage to the river edge road, thus providing a stronger visual and bat-friendly link to the river edge. The Knoll reserve and the esplanade reserve will also be larger in area. The already high levels of amenity for future residents will be enhanced as a result due to the generous open space provision.

2.3 Lot Characteristics

The proposed amended lots within the northeastern area will range between approximately 525m² and 920m². These lot areas are consistent with the areas of other proposed lots throughout the Amberfield site. The revised mix of lots is set out in Figure 1 below.

Lot area	Revised masterplan		Original masterplan	
	Proposed number of lots	Percentage of total lots	Proposed number of lots	Percentage of total lots
Larger than 700m ²	119	14%	123	14%
Between 600 and 699m ²	128	15%	130	15%
Between 500 and 599m ²	283	34%	274	32%
Between 400 and 499m ²	305	37%	335	39%
Total	835	100%	862	100%

Table 2.1: Revised Lot Mix

As per the original master plan, 41 of the proposed lots have been designed with the ability to be further subdivided for medium density housing, with a possible total capacity of approximately 88 dwellings. As those lots are located outside the northeastern area of the site, the parent lots will remain unchanged.

2.4 Open Space

The resulting terrace area will be contained within a larger esplanade reserve that will be vested in HCC. The reserve is proposed to be landscaped with trees and meadow to create foraging habitat for the long-tailed bat in the short to medium term (5 - 10 years), and potentially bat roosting habitat in the medium to long term (10 - 15 years).

The terrace reserve will contain a shared cycle and pedestrian path along its full length to link with the wider network of shared paths within Amberfield, which will potentially form part of the Te Awa cycleway in the future. It will also contain some stormwater and wastewater infrastructure (refer to Section 2.7 below).

The proposed total area of public open space within Amberfield will increase as a result of the changes from 22.53ha to 26.05ha. At approximately 25% of the total site area, this represents a significant proportion of open space that will ensure high quality amenity outcomes for future residents, as well as addressing the ecological objectives.

2.5 Earthworks

The changes will result in an overall reduction in the volume and area of earthworks required in the northeastern area of the site. Cut volumes in the northeastern area will reduce from approximately 180,000m³ down to 145,000m³. While there will be a minor increase in fill volumes from approximately 68,000m³ up to 77,000m³, the changes provide a much better cut to fill balance for the area with approximately 68,000m³ of excess fill compared to the original 120,000m³ of excess fill. This will result in less material needing to be stockpiled on future stages for later use and less material needing to be re-contoured across the wider site.

The proposed extent of the earthworks footprint in the northeastern area will be significantly reduced compared to the original proposal. The changes allow the toe of the earthworks fills to be setback further from the existing riverbank vegetation and slopes, and the proposed fill heights and fill slopes to be reduced. A consequence is that the fill slopes in the northeastern area will no longer require artificial slope reinforcement, with the exception of a short section of slope adjacent to the east of the Knoll reserve where reinforcement is still likely to be required.

The reduced footprint of the earthworks allows the potential for early planting of the existing undisturbed ground around the river edge of the terrace area, which will no longer rely on earthworks being completed prior to landscaping commencing.

2.6 Servicing (Three Waters and Utilities)

The proposed changes to the wastewater, stormwater and water supply servicing arrangements are described in the Addendum Civil Engineering Infrastructure report (**Appendix E**) and are summarised below. Provisions for other utilities (electricity and telecommunications) will be unchanged other than to reflect reticulation within the roads based on the new subdivision layout.

Lighting along some roads within the northeastern area will be designed to minimise light spill as a means of mitigating effects on long-tailed bats.

2.6.1 Wastewater

The proposed creation of a relatively wide and flat open space in the north eastern area of the site will allow for the relocation of the main wastewater pump station (PS4) from its previous proposed location (at the bottom of the fill embankment east of the junction of Roads 2 and 7) slightly further north where access to the pump station can be provided more easily.

With the revised location of the pump station being at the low point of the north eastern area, the new proposed location will have no adverse operational effect on the ability to pipe wastewater from the catchment area to the pump station via gravity as previously proposed. Furthermore, the slight alteration required to the alignment of the rising main in the vicinity of the pump station will have no adverse effects on the operation of the system.

The preliminary design of the pump station (refer to Appendix O of the original AEE) can remain unchanged.

2.6.2 Stormwater

The approach to managing stormwater will remain consistent with the principles established in the SC-ICMP and the further information responses.

The changes to the subdivision layout enable the provision of a larger communal stormwater basin to service the northeastern terrace area than was previously available. A stormwater basin of approximately 900m² in area is proposed on the terrace between the eastern most lots and the river. The basin will have capacity to treat stormwater from a catchment area of approximately 4.5 hectares. This treatment capacity allows the removal of roadside treatment devices from all the park edge roads located within the northeastern area of the site.

The changes also include the rationalisation of the stormwater outfalls to the Waikato River in the northeastern area, with two less outfalls now required.

2.6.3 Water Supply

The updated proposal for the northeastern area has no implications on the water supply system required for the area. The only changes that will be required are to reflect reticulation within the roads based on the new subdivision layout.

2.7 Staging

The development is proposed to be undertaken in 28 stages, with the last of these containing the two large lots identified for the future suburban centre development. Collectively, the stages will provide for 835 residential lots, noting that this number will likely reduce slightly with the retention of the east-west shelterbelt.

The stages are fixed stages and relate to the provision of access, water, wastewater, stormwater management and reserve provision. It is proposed that stages may be taken out of sequence, or combined, to respond to market conditions or other eventualities. However, any such out-of-sequence stage will be required to have appropriate servicing. Stage sizes vary between 77 lots and 8 lots, with a median value of approximately 30 lots.

2.8 Approach to Additional Density

The scheme plan lodged with the subdivision applications indicates preferential lots for the creation of duplexes or other housing typologies beyond one dwelling per lot. As noted in Section 2.3 above, these 41 lots could provide for 88 household units.

Despite the indication of this preference, the existing provisions of the Peacocke Special Character Zone in the District Plan control the future development of Amberfield. The size of proposed lots is such that, subject to specific shape or topographical characteristics, all lots could be the subject of higher density development. Lots could also be amalgamated to enable different housing typologies. All such development would require a resource consent for a discretionary activity.

The original AEE includes urban design information on the character and style of the proposed development. Beyond the commitment in the public realm (i.e. streetscape, open space and linkages) Weston Lea will be committed to maximising the value of the development through exerting some control on the location of housing typologies and the quality of the built development. For the Council's part, it has the provisions of both District Plan Section 3 on the Peacocke Structure Plan and Section 5 on the Peacocke Special

Character Zone to rely on in assessing all applications. This situation is no different to any other part of the city.

2.9 Hamilton City Operative District Plan – Relevant Rules/Standards

Section 2 of the original AEE identifies the reasons for consent. The proposed changes do not create any additional reasons for consent.

2.10 Requiring Authority Approval

Section 3.6.3 of the original AEE identifies the need for requiring authority approval from HCC for works within the existing designation over Peacockes Road. Weston Lea acknowledges that this approval is from HCC as a requiring authority, not as a consent authority for this application. Weston Lea confirms that it intends to seek the approval following the resource consent decision. It accepts that the approval may be the subject of a condition of consent from HCC.

3. ADDENDUM ASSESSMENT OF ENVIRONMENTAL EFFECTS

3.1 Overview

Section 5 of the original AEE provided a summary of environmental effects based on the findings of the various experts' assessments. The approach taken in this Addendum is to compare the relevant environmental effects of the proposed changes described above with the assessment in the original AEE adopting a tabulated format.

Environmental Effect: Ecology
<p><u>Original Assessment:</u></p> <p><i>Bats</i></p> <p>The effect on the long-tailed bat was assessed as being very high, but subject to off-site mitigation outcomes.</p> <p><i>Other terrestrial and freshwater ecology</i></p> <p>Effects on other terrestrial resources including vegetation, herpetofauna and avifauna were all assessed as demonstrating a likely net benefit, post mitigation implementation.</p> <p>The significance of freshwater ecological effects was assessed as very low</p>
<p><u>Assessment in this Addendum:</u></p> <p><i>Bats</i></p> <p>The effect on the long-tailed bat is assessed as being moderate, taking into account the NE terrace proposal and E-W shelterbelt retention.</p> <p><i>Other terrestrial and freshwater ecology</i></p> <p>The proposed changes will result in additional benefits for other terrestrial resources, maintaining a net benefit.</p> <p>The proposed changes also have positive effects on freshwater resources as the north east terrace plan results in less changes to waterways in this part of the site. Overall effects remain as very low.</p>

Commentary:

The changes to the northeast terrace have provided further protection to bat activity on-site, along the Amberfield riparian margin and across the river in Hammond Park. Potential offsite effects from urban lighting are avoided and mitigated and the loss of physical and functional habitat is replaced with significant bat foraging habitat right along the Amberfield river margin and southern gully, especially within the northeast terrace.

Benefits for other ecological resources derive through a lower level of disturbance to natural ground within the northeast terrace and the additional planted and natural areas being maintained.

Environmental Effect: Landscape and Visual

Original Assessment:

Landscape effects initially **low to moderate** transitioning over time to **positive**.

Visual effects initially **moderate-low to low** transitioning over time to **beneficial with high visual amenity**.

Assessment in this Addendum:

Landscape effects initially **low to moderate** transitioning to **beneficial** landscape outcomes.

Visual effects remain initially **moderate-low** with the same transition over time to **beneficial with high visual amenity**.

Commentary:

Overall, the visual and landscape assessment has not changed markedly, with some short term low to moderate adverse effects relating mainly to the effects of initial development in relation to the viewing audience across the river and the inevitable changes to the landform and some vegetation.

The revised proposal for the northeast terrace reduces changes to the landform and introduces a greater width of planted landscape along the terrace, thus providing greater benefits in the long term for the viewing audience across the river.

Environmental Effect: Water Quality

Original Assessment:

Effects assessed as being **no more than minor**

Assessment in this Addendum:

Effects assessed as being **no more than minor**

Commentary:

Effects on water quality can derive from the loss of streams, stormwater run-off both during site development and from urban activities, and from wastewater overflows. (site streams are considered above in relation to freshwater ecology).

The changes to subdivision design result in significantly lower amount of earthworks and lesser potential for sediment generation during development.

The approach taken with both stormwater management and wastewater overflows is to avoid these flows to the river, other than for stormwater during an extreme event.

<p>The changes to stormwater infrastructure allow for a rationalisation of treatment devices in the northeast area, with the same water quality being retained.</p> <p>The changes to the wastewater pump location does not alter the systems safety (with respect to water quality) or efficiency.</p>
<p>Environmental Effect: Natural Hazards</p>
<p><u>Original Assessment:</u></p> <p>Land stability and natural hazard effects considered to be no more than minor</p>
<p><u>Assessment in this Addendum:</u></p> <p>Land stability and natural hazard effects remain as no more than minor</p>
<p><u>Commentary:</u></p> <p>The revised earthworks and reduction in the height of filling will generally improve the overall stability over the original proposal.</p>
<p>Environmental Effect: Cultural</p>
<p><u>Original Assessment:</u></p> <p>Cultural effects resulting from the destruction of archaeological sites was assessed as more than minor, despite the cultural reserve proposal on The Island</p>
<p><u>Assessment in this Addendum:</u></p> <p>Cultural effects unchanged at more than minor</p>
<p><u>Commentary:</u></p> <p>The northeast terrace proposal will have positive effects on natural resources of value to Waikato-Tainui, including the long-tailed bat (pekapeka-tou-roa) and water quality. However, the main adverse effect, the loss of archaeological sites and the assessment of that effect being more than minor, despite mitigation, remains.</p>

Table 3.1: Assessment of Environmental Effects

4. STATUTORY ASSESSMENT

4.1 Activity Status

The original application was lodged with the activity status of a non-complying activity. This was for the principal reason of the proposal not including a transport corridor across the Waikato River pursuant to Rules 23.3 Table 23.3c (v)(c) and 23.6.11(c) and (i). The original AEE also noted a technical non-compliance with Rule 20.3 Activity Status Table 20.3(g) in relation to the location of a drain within SNA 54.

As noted in Section 2.9 above, the proposed changes in this Addendum do not generate any additional requirements for consent. Nor do they overcome or alter the above reasons for a non-complying activity status. Therefore, the application remains as a non-complying activity.

4.2 Key Plan Provisions Relevant to Proposed Changes

Section 7.8 of the original AEE provided a statutory assessment of the main policy themes of the District Plan as they relate to the application. With reference to the assessment of environmental effects of the proposed changes in this Addendum in Section 3 above, it is considered that the key plan provisions that require additional commentary are those provisions that relate to the avoidance and mitigation of adverse effects on the long-tailed bat.

The original AEE summarised the on-site mitigation that was proposed to avoid and mitigate the adverse effects on the long-tailed bat. Notwithstanding this mitigation it was considered that off-site mitigation was required and it was the intention to develop an off-site strategy that was consistent with, and potentially part of, other initiatives in Hamilton South aimed at mitigating effects of development on the long-tailed bat, such as that associated with Southern Links. The original AEE also documented that both the Waikato Regional Council and the District Plan have policies on the formulation of an Indigenous Biodiversity Strategy and the need for a broader, Hamilton South-wide approach to avoiding and mitigating adverse effects on the long-tailed bat. The ecological basis for such a strategy has been the focus of recent work by HCC on a Biodiversity Management Framework.

As set out in Section 7.8.3 of the original AEE, Chapter 20 of the District Plan contains extensive policy provision on the values and characteristics of Significant Natural Areas (**SNAs**). Due to the fact that many of the policies (e.g. 20.2.1d, 20.2.1, 20.2.1g, 20.2.1i, 20.2.1j, 20.2.1k and 20.2.1n) refer to adverse effects of various characteristics being avoided, and avoidance was not being achieved by the proposal as lodged, the original AEE came to the conclusion that these effects would be more than minor. This conclusion took into account the uncertainties surrounding the implementation of a mitigation programme that relied significantly on off-site mitigation.

The proposed changes to the northeast terrace and the retention of the east-west shelterbelt represent a significant departure from the off-site mitigation strategy described above. Instead Weston Lea has focused on the avoidance and mitigation of effects within Amberfield, thus addressing the policies referred to above directly.

The conclusion in Section 7.8.3 of the original AEE was that, taking into account the overall policy framework, the nature of the habitat, the specific commitments of the applicant to mitigation and the need for an integrated response as recognised by the District Plan, the development would not be contrary to the objectives and policies in Chapter 20.

It is considered that with the focus now being on the avoidance and mitigation of effects, specifically the avoidance of lighting effects on site and adjacent (Hammond Park) bat populations and the mitigation of the loss of existing bat foraging habitat, which over time will become increased and enhance habitat compared to the present, this conclusion remains sound and has been reinforced.

4.3 Section 104D

Based on the above assessment of environmental effects in Section 3 and the revised analysis of the most relevant objectives and policies the following conclusions are drawn:

Despite the focus now being on avoiding adverse effects on the long-tailed bat and on onsite mitigation of adverse effects, the expert ecologist conclusion is that while effects are reduced, they remain at a moderate level. This does not equate to effects being 'no more than minor' in the section 104D sense. Consequently, it cannot be said that the application would pass the section 104D(1)(a) test in relation to effects.

In any event, the cultural effects of the project, which are not affected by the proposed changes, remain at the 'more than minor' level.

The conclusion in the original AEE in relation to section 104D(1)(b) was that "when the context of the development is considered against the District Plan as a whole, **the proposal is not contrary to the objectives and policies of the District Plan as a whole and therefore passes through the section 104D(1)(b) gateway.**

The proposed changes further reinforce this conclusion that the proposed development passes through the section 104D gateway.

4.4 Part 2 and Overall Conclusion

At the time of preparing the original AEE the application of Part 2 and drawing an overall conclusion was subject to a significant Court of Appeal proceeding relating to the *R J Davidson Family Trust* case.¹ The Court of Appeal decision has since been released² finding, in summary, that:

- Notwithstanding *King Salmon*, RMA decision makers should usually consider Part 2 when making decisions on resource consents (that is the implication of the words "subject to Part 2" in section 104); however
- Where the relevant plan provisions have clearly given effect to Part 2, there may be no need to do so as it "would not add anything to the evaluative exercise". It would be inconsistent with the scheme of the RMA to override those plan provisions through recourse to Part 2. In other words, "genuine consideration and application of relevant plan considerations may leave little room for Part 2 to influence the outcome".

In this case, applying the planning provisions without recourse to Part 2 or applying an overall broad judgement approach under Part 2 lead to the same conclusion that, taking all matters into account, it is considered that this proposal meets the tests of sustainable management. Consequently, it remains the case that the resource consents sought should be granted, subject to the information provided in the applications, and subsequently in the section 92 response and this Addendum, and appropriate conditions of consent.

¹ *R J Davidson Family Trust v Marlborough District Council* [2017] NZHC 52

² *R J Davidson Family Trust v Marlborough District Council* [2018] NZCA 316

GLOSSARY OF KEY TERMS

Act	means the Resource Management Act 1991
AEE	means this Assessment of Environmental Effects
Amberfield	means the proposed Amberfield subdivision
Application	means this application for subdivision and land use consents
CBD	means the Hamilton Central Business District
Central Precinct	means the central hub linking all areas together – the north, the south and The Island
City	means Hamilton City
Council	means Hamilton City Council
District Plan	means the Operative Hamilton City District Plan
DSI	means Detailed Site Investigation
East-West Arterial	means the east-west arterial linking from a new intersection on SH3 south of Dixon Road to the neighbourhood centre proposed on Peacockes Road as part of the Amberfield development
FPS or Future Proof	means the Future Proof Strategy adopted by WRC, HCC, Waipa District Council, Waikato District Council, tāngata whenua and the New Zealand Transport Agency in 2009
HAIL	means Hazardous Activities and Industries List
HCC	means Hamilton City Council
HIF	means the recent government housing infrastructure funding initiatives
HNZ	means Heritage New Zealand Pouhere Taonga
ICOMOS	means the International Council on Monuments and Sites
ITA	means the Broad Integrated Transport Assessment prepared in support of this application
ITS	means Hamilton City Council's Infrastructure Technical Specifications
Master Plan	means information prepared in accordance with Appendix 1.2.2.3 of the District Plan and in the case of this application it includes the application,

	assessment of environmental effects and reports provided in support of the application
NES-CS	Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011
NPS-FW	means the National Policy Statement for Freshwater Management 2014
NPS-UDC	means the National Policy Statement on Urban Development Capacity 2016
NZCPS	means the New Zealand Coastal Policy Statement
Panel	means the Hamilton Urban Design Advisory Panel
Peacocke Structure Plan/Structure Plan	means the Peacocke Structure Plan Area as shown on Appendix 2: Structure Plans of the Hamilton City Council District Plan
PSI	means Preliminary Site Investigation
Regional Plan	means Waikato Regional Plan
River	means the Waikato River
RMA	means the Resource Management Act 1991
SC-ICMP	means Sub-Catchment Integrated Catchment Management Plan prepared in support of this application
SNA	means Significant Natural Areas
Southern Links	Southern Links designation and roading project
Te Ture Whaimana o te Awa o Waikato	means Te Ture Whaimana o te Awa o Waikato (The Vision and Strategy for the Waikato River)
The Gully	means the gully aligned north-south in the central to southern part of the Amberfield site that separates the area known as The Island from the main part of the site
The Island	means an area of land measuring approximately 24ha in area alongside the Waikato River that is separated from the main part of the site by The Gully
The Knoll	A small hill in the northern part of Amberfield
The Settlement Act	means the Waikato-Tainui Raupatu Claims (Waikato River) Settlement Act 2010
The Vision and	means Te Ture Whaimana o te Awa o Waikato (The Vision and Strategy for

Strategy	the Waikato River)
TWWG	means the Tangata Whenua Working Group
VISTA	means the Hamilton Urban Design Guide
Waikato-Tainui	means the Waikato-Tainui confederation of hapu
Waikato Expressway	means the Waikato Expressway that is currently under construction and which forms a bypass of the Hamilton urban area for SH1 on the eastern side of the city
Wildlife Act Authority	means a Wildlife Act Authority under the Wildlife Act 1953
Weston Lea	means Weston Lea Limited
WRC	means Waikato Regional Council
WRPS	means the Waikato Regional Policy Statement
WRTM	means the Waikato Regional Transportation Model
WTEP	means the Waikato-Tainui Environment Plan, Tai Tumu Tai Pari Tai Ao